



बैंक ऑफ बड़ोदा Bank of Baroda



Sale Notice For Sale of Immovable Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr / Lot No	Branch Name Contact No	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e- Auction & Time of E- auction - Start Time to End Time	1.Reserve Price- 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive / Physical)
1	Silvassa 9425959 817/ 7020036 217	M/s.ULTRA FAB INDIA PVT. LTD. Address-Survey No.263/3/2 Plot No 12 Syali Silvassa UT of Dadra & Nagar Haveli 396230 Also at Plot No 18 next to M/s.Balaji Industries on NA land bearing Survey No.263/3/2 of village Sayli Umar Kali Road Silvassa Union Territory of Dadra & Nagar Haveli 396230 Also at Gala No 17 Gound Floor M/s.Balaji Industrial Estate on NA land bearing Survey No 205/1/2 village Silvassa Union Territory of Dadra & Nagar Haveli- 396230	Property No.1 All that piece and parcel of Factory Land & Building on Plot No. 18 next to M/s Balaji Industries on NA land bearing Survey No. 263/3/2 of village Sayli, Umarkul Road, Silvassa, Union Territory of Dadra & Nagar Haveli measuring 1050 sq. mtr and standing in the name of M/s Ultra Fab India Pvt. Ltd. and bounded as follows: or towards North: Plot No. 12; On or towards South: Road; or towards East: Plot No. 17; On or towards West: Plot No. 19;	Rs.6,28,32,891.36	17/11/2026 02:00 PM to 06:00 PM	1.Rs.1,93,31,100 2.Rs.19,33,110/ 3. Rs.50000/-	Symbolic
2			Property No. 2 All that piece and parcel of NA land bearing Survey No. 263/3/2/12 admeasuring 1435 sq. mtrs. of village Sayli of the Union Territory of Dadra & Nagar Haveli for industrial Purpose along with Factory Shed and Building, factory with construction admeasuring 284.34 sq. mtrs. on ground floor and standing in the name of M/s Ultra Fab India Pvt. Ltd. and bounded as follows: or towards North: Road; On or towards South: Plot No. 18 & 19; or towards East: Plot No. 11; On or towards West: Plot No. 13;			1.Rs.1,62,71,100 2.Rs.16,27,110/ 3. Rs. 50000/-	
3		Directors/Guarantors- 1.Mr.Virendra Kumar Mangilal Patel Address-Flat No K-11 Pramukh Vihar Phase III ,Naroli Road Silvassa Union Territory of Dadra & Nagar Haveli 396230	Property No.3 All that piece and parcel of Gala No. 17, Ground Floor, M/s Balaji Industrial Estate, on NA land bearing Survey No. 205/1/2, village Silvassa, Union Territory of Dadra & Nagar Haveli measuring 1341 sq. ft. and standing in the name of M/s Ultra Fab India Pvt. Ltd. and bounded as follows: On or towards North: Gala No. 18; On or towards South: Gala No. 16; On or towards East: Internal Road; On or towards West: Adj. Plot;		17/11/2026 02:00 PM to 06:00 PM	1.Rs.33,48,000 2.Rs.3,34,800/- 3. Rs. 50000/-	Symbolic





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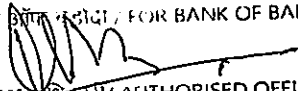


	2.Mr.Ashwini Kumar Mangilal Patel Address--Flat No C-22 ,Pramukh Vihar Phase II Silvassa Union Territory of Dadra & Nagar Haveli 396230	Property No.4 All the right, title and interest in immovable property in the form of Flat No. C-22, Building No. C, Pramukh Vihar, Phase II, situated on land bearing Survey No. 343, Naroli Road, Silvassa, Union Territory of Dadra & Nagar Haveli with built up area 79.36 sq mtr. and standing in the name of Mr. Ashwin Mangilal Patel and bounded as follows: On or towards North: Building D beyond Margin Land; On or towards South: Staircase & Lift; or towards East: Internal Road & Parking; or towards West: Flat No. C-19 beyond Passage	17/11/2026 02:00 PM to 06:00 PM	1.Rs.44,64,000 2.Rs.4,46,400/- 3. Rs. 50000/-	Symbolic
		Property No.5 All the right, title and interest in immovable property in the form of Flat No. 11, Building No. K, Pramukh Vihar, Phase III, situated on land bearing Survey No. 343, Naroli Road, Silvassa, Union Territory of Dadra & Nagar Haveli with super built up area 103.62 sq mtr standing in the name of Mr. Virendra Mangilal Patel and bounded as follows: On or towards North: Building L beyond margin land; On or towards South: Staircase & Lift; On or towards East: Flat No. K-13 beyond passage; On or towards West: Garden beyond Internal Road			

Note: Please note that Property No 1 & 2 are adjoining properties and shall be treated as a single combined lot for bidding purpose. Bidders must submit one consolidated bid covering both the properties. Bids for either property individually will not be accepted.

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.bank.in/e-auction.htm> and online auction portal baanknet.com

Date: - 14.10.2026
Place: - Silvassa

कृत बैंक ऑफ बड़ौदा FOR BANK OF BARODA

प्राधिकृत अधिकारी/ AUTHORISED OFFICER
सिलवसा (पु.टी.) शाखा / SILVASSA (U.T.) BRANCH
Authorised Officer
Bank of Baroda.

