बैंक ऑफ़ बड़ौदा 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", "Whatever there is" and "Without Recourse"** 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. | Name and address of borrower/s and Guarantor/s | Give short description of the movable/immovable properties with known encumbrances, if any<br><br>**POSSESION: PHYSICAL** | Total dues | Date and time of e auction, Start Time to End Time. | 1). Reserve price<br>2). EMD.<br>3). Bid increase amount | Property inspection date and time |
|---|---|---|---|---|---|---|
| 1 | M/s Him Sagar Farm Fresh<br><br>Mr. Niteshkumar Sumantrai Patel<br><br>Mr. Hiren Sumantrai Patel<br><br>Mr. Ramnarayan RamSingh Jhanwar<br><br>Mr. Vishal Ramnarayan Jhanwar | **Cold Storage with Machinary:** All the piece and parcel of industrial Non-Agricultural land situated at Block/Survey No. 892, khata No. 174 bearing New Block/Survey No. 1518, at Chanvai, District Valsad, Gujarat, admeasuring 9307.00 sq mtrs in the joint name of Mr. Nitesh Kumar Sumantraibhai Patel and Mr. Hiren Sumantraibhai Patel as legal heirs of Late Mr. Sumantrai Bhikhubhai Patel and construction of building of **cold storage** with approximate built up area being 4188.22 sq mtrs in the name of M/s Him Sagar Farm Fresh (through its partners Mr. NiteshKumar Sumantraibhai Patel and Mr. Hiren Sumantraibhai Patel) and the boundaries are as under: North: Land of Survey No. 868 & 867, South: Land of Survey No. 894 & 895, East: Road & Survey no. 921, West: Survey No. 891 & 893.<br><br>**Property id: BARB781720240002** | Rs. 16,14,83,216.29/- (Rupees Sixteen Crore Fourteen Lacs Eighty-Three Thousand Two Hundred Sixteen and Twenty-Nine Paisa only) with further interest thereon and other charges as mentioned in the Demand notice Dt. 04-08-2024 | 20-11-2026<br>02:00 PM<br>To<br>06:00 PM | **Rs. 6,62,00,000/-**<br>**Rs. 66,20,000/-**<br>**Rs. 1,00,000/-** | 16-11-2026<br>12:00 PM<br>To<br>02:00 PM |
| 2 | | All the piece and parcel of Non-Agricultural land situated at Block/Survey No. 787, bearing New Block/Survey No. 1562, admeasuring of 9106.00 sq mtrs at village Chanvai District Valsad, Gujarat, in the joint name of Mr. Niteshkumar Sumantraibhai Patel and Mr. Hiren Sumantraibhai Patel as legal heirs of Late Mr. Sumantrai | | 20-11-2026<br>02:00 PM<br>To<br>06:00 PM | **Rs. 2,05,00,000/-**<br>**Rs. 20,50,000/-**<br>**Rs. 50000/-** | 16-11-2026<br>12:00 PM<br>To<br>02:00 PM |

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| | | Bhikubhai Patel and the boundaries are as under: North: Land of Survey no. 785, South: Land of Survey No. 789 & 790, East: Village Road to Parnera – Chanvai to Atul N H No. 8, West: Land of Survey No. 785.<br><br>**Property id: BARB781720240003** | | | | |
| 3 | | All the piece and parcel of Non-Agricultural **Residential Land** situated at (Khushal Residency) layout bearing Block/Survey No. 1005/P6, bearing New Block/Survey No. 2034, Plot No. 5/A, admeasuring 868.00 sq. mtrs, Village Chanvai District Valsad, Gujarat standing in the joint name of Mr. Niteshkumar Sumantraibhai Patel and Mr. Hiren Sumantraibhai Patel as legal heirs of Late Mr. Sumantrai Bhikhubhai Patel and the boundaries as: North: Open Plot No. 4/A, South: Poultry farm road / Internal Road, East: Entry & Internal Road, West: Open Plot No. 2/A.<br><br>**Property id: BARB781720240004** | | 20-11-2026<br>02:00 PM<br>To<br>06:00 PM | **Rs. 65,00,000/-**<br>**Rs. 6,50,000/-**<br>**Rs. 25,000/-** | 16-11-2026<br>12:00 PM<br>To<br>02:00 PM |

For detailed terms and conditions of sale, please refer/visit to the website link **https://bankofbaroda.bank.in/e-auction** and online auction portal **https://baanknet.com/.** Also, prospective bidders may contact the Authorised officer on Mobile no. 9406831031.

कृते बैंक ऑफ़ बड़ौदा/ For Bank of Baroda
प्राधिकृत अधिकारी / Authorised Officer
आं.व.आ.व. शाखा,बड़ौदा/ ZOSARB,Baroda

**(Suryakant Waghmare)**
**Authorised Officer**
**Bank of Baroda**

**Date: 02-11-2026**
**Place: Vadodara**