

**SALE NOTICE FOR SALE OF IMMOVABLE /MOVABLE PROPERTIES "APPENDIX-IV-A [See proviso to Rule 6(2) & 8(6)]**

E-Auction Sale Notice for Sale of Immovable/Movable Assets under the Securitization 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) 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" for recovery of below mentioned account/s. The details of Borrower/s/Guarantor/s/Secured Assets/s/Dues/Reserve Price/e-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :-

Sl. No.	Name & Address of the Borrowers / Guarantors	Detailed description of the Immovable property with known encumbrances if any	Total Dues.	Date and Time of E-Auction	Reserve Price EMD Bid Increase Amount	Status of Possession	Property Inspection Date & Time
1	<b>Borrower :</b> Mr.Prakash Premchand Patni <b>Co-borrower :</b> Mrs.Manorama Premchand Patni	Equitable mortgage of Flat No.02-B, First Floor, Adm.60.00 Sq.Mtr., Krishna Complex, constructed on CTS No.8585, Admg.624.05 Sq.Mtr. to western 198.29 Sq.mtr. & CTS No.8587, Admg.317.20 Sq.Mtr. to extent of western 118.29 Sq.Mtr., Raja Bazar, Kuwarphalli, Tal.& Dist.Aurangabad (Chh.Sambhajinagar), MH-431001, Owned by Mr.Prakash Premchand Patni, boundaries : East : Flat No.2-A & Staircase West : Side Margin of the Building South : Side Margin of the Building North : Side Margin of the Building	₹ 44,09,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 34,91,100/- ₹ 3,49,110/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
2	<b>Borrower :</b> Mr.Rahul Rajendra Kabra	NA land bearing Plot No.C-28 at Gut No.141, Adm.area 1351.00 Sq.ft. at "Sai Niwara", Gangapur Jahangir, Aurangabad, Tal. & Dist.Aurangabad, bounded by : East : 9.00 Mtr. wide Road West : Plot No.C-37 North : Plot No.C-27 South : Plot No.C-29	₹ 26,99,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 6,72,300/- ₹ 67,230/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
3	<b>Borrower :</b> Mrs.Nasreen Begum Shaikh Shakil	All the piece and parcel of the Flat No.B-102, Adm. 48.91 sq.mtrs. Saleable area, First Floor, Shandar Apartment situated at CTS No.9257, Municipal House No.4-14-18/P, Sanjay Nagar, Khas Gate, Near Jinsi Police Station, Chh.Sambhajinagar, Tal. Dist. Chh.Sambhajinagar (Aurangabad), owned by Mrs.Nasreen Begum Shaikh Shakil, bounded by : East : Flat No. B-101 West : Flat No. B-103 North : Staircase and Passage South : Duct	₹ 23,15,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 17,27,100/- ₹ 1,72,710/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
4	<b>Borrower :</b> Mr. Prabhakar Bhaskar Salve <b>Co-borrower :</b> Mrs. Priti Prabhakar Salve	All Piece and Parcel of Land and Building if any on Plot No 32 & 33, Gut No 90 Nav Nagar, Kumbhephal, Tal & Dist Aurangabad, Area Admeasuring Plot No 32- Adm 89.25 Sq.Mtrs & Plot No 33 Adm 90.78 Sq.Mtrs. Total Area 180.03 Sq.Mtrs Owned by Mr. Prabhakar Bhaskar Salve & Mrs. Priti Prabhakar Salave, Boundaries : East : Part of Gut No 90 West : 9.00 Mtr. Wide Road South : Plot No 31 North : Plot No 34	₹ 22,38,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 8,95,500/- ₹ 89,550/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
5	<b>Borrower :</b> Mr.Dnyaneshwar Atmaram Solunke	Equitable mortgage of residential Flat No.A-14 (2BHK), Area Adm.818.437 Sq.ft. and built up area 68.081 Sq.Mtrs. on Third floor in Building No.01, Wing-A, at Radhakrushna Residency, constructed on Plot No.54,55,56,57,60 & 61, bearing Gut No.77 Part, Satara Village, Aurangabad-431001, in the name of Dnyaneshwar Atmaram Solunke, bounded by : East : Flat No.B-13 West : Flat No.A-13 North : Open Space South : Flat No.A-15	₹ 35,10,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 16,82,100/- ₹ 1,68,210/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
6	<b>Mr.Manjeet Suresh Pandey</b> <b>Guarantors :</b> Mr.Amit Suresh Pandey	1) All piece and parcel of Flat No.A-14, Sakshi Nagari, Gut No.140 on Third Floor, Total Adm. Area 75.91 Sq.Mtr. with builtup area 47.46 Sq.Mtr, near Rose Buds School, CIDCO, Waluj Mahanagar-1 Growth Center, Tisgaon, Aurangabad in the name of Mr.Manjeet Suresh Pandey, Boundaries : East : Stair case West : Internal Road / RH South : Flat No.A-13 North : Building B 2) All piece and parcel of Flat No.B-6, Sakshi Nagari, Gut No.140 on First Floor, Total Adm. Area 75.91 Sq.Mtr. with builtup area 47.46 Sq.Mtr, near Rose Buds School, CIDCO, Waluj Mahanagar-1 Growth Center, Tisgaon, Aurangabad in the name of Mr.Manjeet Suresh Pandey, Boundaries : East : Stair case & Flat No.B-7 West : Internal Road / RH South : Flat No. B-5 North : Open to Sky	₹ 63,11,500.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 7,83,000/- ₹ 78,300/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
7	<b>Borrower :</b> Mr.Laxman Eknath Shelke and Mrs. Anita Laxman Shelke	Equitable mortgage of residential Flat No.B-15, Adm. Area 677.298 Sq.ft. with Build up area 54.964 Sq.Mtr. on Third Floor in Building No.01, Wing-B, at "Radhakrishna Residency", constructed on Plot No.54, 55, 56, 57, 60 & 61 bearing Gut No.77 Part, Village Satara, Aurangabad-431001 in the name of Mr.Laxman Eknath Shelke & Mrs.Anita Laxman Shelke, bounded by : East : Flat No.C-13 West : Flat No.B-16 South : Internal Road North : Flat No.B-18	₹ 34,39,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 12,24,000/- ₹ 1,22,400/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
8	<b>Borrower :</b> Mrs.Kalpanabai Madhukar Salunke	Equitable mortgage of residential Flat No.B-17 (2-BHK) with Adm. Area 818.437 Sq.ft. with Build up area 68.081 Sq.Mtr. on Fourth Floor in Building No.01, Wing-B, at "Radhakrishna Residency", constructed on Plot No.54, 55, 56, 57, 60 & 61 bearing Gut No.77 Part, Village Satara, Aurangabad-431001 in the name of Mrs.Kalpna Madhukar Salunke, bounded by : East : Flat No.B-18 West : Flat No.A-18 South : Flat No.B-16 North : Open Space	₹ 33,32,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 15,16,500/- ₹ 1,51,650/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
9	<b>Borrower :</b> Mr.Shaikh Liyaqat Shaikh Ikramulla	Equitable mortgage of residential Flat No.A-17, Area Adm.825.292 Sq.ft. and built up area 68.71 Sq.Mtrs. on fourth floor in Building No.01, Wing-A, at Radhakrushna Residency, constructed on Plot No.54,55,56,57,60 & 61, bearing Gut No.77 Part, Satara Village, Aurangabad-431001, in the name of Shaikh Liyaqat Shaikh Ikramulla, boundaries : East : Flat No.A-18 West : Marginal Space and Road North : Open Space South : Flat No.A-16	₹ 43,07,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 15,30,000/- ₹ 1,53,000/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
10	<b>Borrower :</b> Sumaiyya Fatema Shaikh Liyaqat <b>Co-Borrower :</b> Mr.Shaikh Liyaqat Shaikh Ikramulla	Equitable mortgage of residential Flat No.A-18, Area Adm.818.437 Sq.ft. and built up area 68.081 Sq.Mtrs. on fourth floor in Building No.01, Wing-A, at Radhakrushna Residency, constructed on Plot No.54,55,56,57,60 & 61, bearing Gut No.77 Part, Satara Village, Aurangabad-431001, in the name of Sumaiyya Fatema Shaikh Liyaqat, boundaries : East : Flat No.B-17 West : Flat No.A-17 North : Open to Sky South : Flat No.A-15	₹ 43,96,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 15,16,500/- ₹ 1,51,650/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
11	<b>M/s.Potdar Trading Coporation, Prop.Mrs. Shubhangi Jayram Potdar</b> <b>Guarantor :</b> Mr.Jayram Bhaurao Potdar	Tenament No. 952, Plot Area 40.00 Sq.Mtr., in LIG scheme, S. NO. 34(P), (35) P, in Murtizapur, Aurangabad. In the name of Mr. Jayram Bhaurao Potdar, Boundaries are as follows : East : 4.5 Meter wide Road West : Open Land of MHADA North : House No.951 South : House No.953	₹ 1,01,64,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 19,44,000/- ₹ 1,94,400/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
12	<b>Borrower :</b> Mrs.Naziya Begum Feroz Khan	All that piece & Parcel of Flat No.F-04, Stilt First Floor, admeasuring Built Up area 56.45 Sq.Mtr. and carpet area 47.51 Sq.Mtr. in the building named "Tara Residency", constructed on Plot No.19, Adm.303.90 Sq.Mtr., Survey No.22/3, Gut No.44, Mauje Padegaon, Chhatrapati Sambhajinagar (Aurangabad), Owned by Mrs.Naziya Begum Feroz Khan, Bounded as : East : Flat No.03 West : Plot No.20 North : 9.00 Meter wide Road South : Part of Gut No.43	₹ 27,19,682.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 21,66,750/- ₹ 2,16,675/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm
13	<b>Borrower :</b> M/s.Gayatri Enterprises, Prop.Ashish Jagdishprasad Sharma (Deceased through his Legal Heirs) : 1) Mrs.Sharda Ashish Sharma, 2) Mr.Akhilesh Ashish Sharma <b>Guarantors :</b> 1) Mrs.Sharda Ashish Sharma, 2) Mr.Sanjay Jaysingrao Bhosale.	All piece and parcel of NA Land having Gut 50 with adm. area of 2.42 Hector, situated at Pimpalgaon, Tal.& Dist.Jalna, owned by Ashish Jagdishprasad Sharma, boundaries : East : Land of Mortgagor purchased vide Sale Deed No.1175/07 West : Government Pasture Land South : Land of Mr.Gaurishankar D. Sharma North : Land of Mortgagor purchased vide Sale Deed No.1175/07	₹ 61,71,000.00 + Interest and Other Charges from 11/05/2026 minus Recovery if any	30/05/2026 15.00 pm to 17.00 pm	₹ 2,20,52,700/- ₹ 22,05,270/- ₹ 10,000/-	Physical Possession	22/05/2026 15.00 pm to 17.00 pm

**Note :** Purchaser is liable to pay 1% GST where is applicable as per law.

The Online E-Auction will be held through auction portal website : <https://baanknet.com>

For more queries contact : 8291220220; email ID: support.baanknet@psballiance.com OR support.baanknet@procure247.com

also, prospective bidders may contact the Authorised Officer on Tel No. 0240-2477926 Mobile: +91-9005178070.

Scan QR Code for Detail Terms Conditions ⇨



Date : 11-05-2026  
Place : Chhatrapati Sambhajinagar

**STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 TO THE BORROWER/GUARANTOR/MORTGAGOR**  
The borrower/ guarantors are hereby noticed to pay the sum as mentioned above along with upto date interest and ancillary expenses before date of Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Sd/-  
**Authorised Officer**  
Bank of Baroda, RO-SARB