



Kalapur Bank

Since 1970

The Kalapur Commercial Co-op. Bank Ltd.

Multi State Scheduled Bank

Ph : 27582020 to 27582026

Fax : 079-27582033, 27544450

H.O. : "Kalapur Bank Bhavan," Nr. Income Tax Circle, Ashram Road, Ahmedabad-14.

SALE OF PROPERTY THROUGH AUCTION

SALE OF ASSETS IN POSSESSION OF BANK UNDER THE SECURITISATION & RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT 2002 AND SECURITY INTEREST (ENFORCEMENT) RULES-2002.

Offers are invited in sealed cover so as to reach the Authorized Officer on or before dtd.13/10/2025 for the sale of the following property in the **Physical possession** of the bank on "As is where is basis & whatever there is basis" through Auction towards the recovery of its secured debts with interests, costs, charges etc. from borrowers as stated hereunder.

Sr. No.	Borrower Name	Secured Debt for Recovery	Description of Properties	Reserve Price Rs.	EMD Rs.
1.	M/s. Kishan Enterprise (Proprietorship Firm) through Proprietor Shri Devashikumar Harshadhbai Patel	As per Sec-13(2) demand notice dt.12/12/2024 Rs 12,75,633.31 + Interest & expenses thereon	Owner : Smt Pannaben Harshadhbai Patel and Shri Devashikumar Harshadhbai Patel Dist:-Anand, Taluka- Anand, Mouje- Anand, Survey No.2140, Land paiki Plot No.33 in the scheme known as Aalay Tenament, Opp. Tribhovandas foundation Rajodpura, Anand, Total Admeasuring 1-93-24 Sq.mtrs paiki Northern side land area 9005.50 Sq.mtrs N.A. Land paiki plot no.33 admeasuring 94.937 Sq.mtrs	36,00,000/-	3,60,000/-

Important Dates

- Site visit of property date 30/09/2025 & time 12:00 P.M. to 4 : 00 P.M.
- Last date for offer submission of offer date 13/10/2025 time 4 : 00 P.M.
- Auction Dt.14/10/2025 time 11 : 00 A.M. to 2 : 00 P.M.
- More details terms & Condition for Auction : www.kalapurbank.com
- For further Information of Property Contact to Shri Dhruvli M. Patel Mo. No.9913772044 and Shri Niravibhai B. Shah Mo. 9925292390

Authorized Officer

The Kalapur Comm. Co-op. Bank Ltd.

H.O. Ahmedabad - 380 014.

Date : Anand

Date : 26/09/2025

 REGIONAL OFFICE, BANK OF BARODA Mahalaxmi Tower, 1st Floor, Tithal Road, Valsad. Email : recovery.bulsar@bankoffbaroda.com		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), Mortgagee (s) and Guarantor (s) that the below described immovable property mortgaged / charged to the Secured Creditor, possession of which has been taken by the Authorized 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 Asset/s Dues/Reserve Price-Auction Date & Time, EMD and Bid Increase Amount are mentioned below :					
Sr. No.	Name & address of Borrower/s / Guarantor/ Mortgagee & Branch Name	Description of the immovable property with known encumbrances, if any	Total dues 1. Reserve Price 2. Earnest Money Deposit (EMD) 3. Bid Increase Amount		
1	Branch : Gundlav Branch (9749468647) Satishbhai Ratilal Makwana 8, Dhavalgiri Apt., Nanimehatwad, Near Ganesh Hall, Valsad, Gujarat, Pin: 396001	Equitable Mortgage of All Piece And Parcel of The Property Residential Flat No B/304 Adm 1290 Sq Ft (119.84 Sq mts) Along With Undivided Share in Land Adm 10.00 Sq Mts On The 3rd Floor Of The Premises Prominently Known As "shree Vishnuddi Residency- B" Building Constructed Upon And Bearing Old Rs No 270/pd Converted Into City Survey No 51/A Adm 3313.67 Sq Mts At Bandar Road Within Valsad Municipal And City Survey Area, Tal & Dist Valsad, Gujarat State, India in Favour of Mr. Satish Ratilal Makwana & Mrs Hetal Satish Makwana. Status Of Possession : Physical	Rs. 22,24,125.54/- as on 21.09.2025 1. Rs. 20,83,350 2. Rs. 2,08,335 3. Rs. 10000		
2	Branch : Industrial Estate Vapi (7022915835) Laxmi Nitin Chauhan Flat No E-401, 4th Floor, E-building, Shiv Sai Residency, Village Dunga, Taluka Vapi, Dist Valsad, Gujarat	All The Piece And Parcel Of The Property Bearing Residential Flat No. E-401, Admeasuring About 965.00 Sq. Ft. Super Built-up Area With Undivided Share in Land Admeasuring 12.00 Sq. Mts Lying And Located On 4th Floor Of The "e" Building Known As "shiv Sai Residency" Constructed On N.a. Bearing Survey No. 394/3 Admeasuring About 5160.00 Sq. Mts Situated At Village -dunga Within The Limits Of Vapi Nagarpalika, Taluka -vapi, District-valsad, Gujarat State, India. Status Of Possession : Physical	Rs. 18,01,345.16/- as on 21.09.2025 1. Rs. 13,02,750 2. Rs. 1,30,275 3. Rs. 10000		
3	Branch : Industrial Estate Vapi (7022915835) Dharmendra Bhikhabhai Rathod Flat No 207 Mahalaxmi Darshan Village-tukwada, Taluka-Pardi, District-valsad	Flat No 207 Mahalaxmi Darshan Constructed On Na Land Bearing Plot No.06 Admeasuring 674.92 Sq.mtrs. Bearing Survey No.74/1, Plot No.6 After Promulgation New Survey No.2170 Forming Part of Survey No.74/1 Admeasuring 158.176 Sq.mtrs. Situated At Village-tukwada, Taluka-Pardi, District-valsad Gujarat Standing In The Name of Mr. Dharmendra Bhikhabhai Rathod And Mrs.kamlaaben Bhikhabhai Rathod Status Of Possession : Physical	Rs. 14,08,329.05/- as on 21.09.2025 1. Rs. 10,74,060 2. Rs. 1,07,406 3. Rs. 10000		
4	Branch : Industrial Estate Vapi (7022915835) Musahid Nasruddin Khan Row House No.14, Block B, Palm Residency Village Karvad, Tal.vapi, Dist Valsad	All That Piece And Parcel Of The Row House No.14, Block "B" Its Plot No.14 Its New Survey No.291/14 Land Adm.52.38 Sq. Mtrs. Along With Construction Adm.1080 Sq.Lt. to 100.37 Sq. mtrs. Of The Premises Project Prominently Known As Palm Residency Upon N.a. Land Survey No.329/p.1, Adm.hect.00.91 Are 53 P Are.1 (New Survey No.291 Adm.hect.0.92 59 Sq.mtrs. Under Village A/c No. 1655) Of Village Karvad, Tal.vapi, Dist Valsad. Status Of Possession : Physical	Rs.17,00,666.58/- as on 21.09.2025 1. Rs. 14,93,000 2. Rs. 1,49,300 3. Rs. 10000		
5	Branch : Udwada Shah Nikita Vijaybhai Flat No. A/304, Uttam Enclave, Behind Revd. naman, Rentlav, Tal. Pardi, Dist. Valsad-396185	All That Piece And Parcel of The Property Bearing Flat No. 404 Adm. 1116.00 Sq. Ft. (103.68 Sq. Ml), Situated On The 4th Floor, Om Apartment, Building A-6 of The Premises Known As Prashanti Nilayam Park Raised On Plot No. A-6 Adm. 536.00 Sq. Mts. Bearing Old Block/survey No. 149/1/paik/a/6 After Promulgation New Block/survey No. 788 Adm. 536.00 Sq. Mts of Original Na Land Survey No. 149/1/paik/ Total Adm. 6296.00 Sq. Mts. of Village Rentlav, Tal. Pardi, Dist. Valsad Belonging To Mrs. Shah Nikita Vijaybhai Status Of Possession : Physical	Rs.21,43,398.92/- as on 21.09.2025 1. Rs.16,27,200 2. Rs.1,62,720 3. Rs. 10000		
6	Branch -Bhilad M/s Hari Chaya (Proprietor:-Bishansingh Chothmalisingh Shekhawat), Mr. Neelam Bishansingh Shekhawat (Guarantor)	Residential Flat in the name of Mrs. Neelam Bishansingh Shekhawat and Mr. Bishansingh C. Shekhawat vide Flat No. 102 admeasuring about 995.00 Sq. Ft. i.e. 92.47 Sq. Mtrs. Super built up area lying and located on the 1st floor of the building known as Madhavan Apartment constructed on Plot No. 08 Paikae admeasuring about 670 Sq. Mtrs. Bearing survey No. 329/2 Paikae/Paikae6, Situated within the limits of Village Chala, Tal: Vapi, Dist- Valsad along with undivided share in land admeasuring about 10.13 Sq. Mtrs. Standing in the joint name of Mrs. Neelam Bishansingh Shekhawat and Mr. Bishansingh C. Shekhawat Status Of Possession : Physical	Rs. 1,95,39,474.81 as on 21.09.2025 1. Rs.25,79,040 2. Rs.2,57,904 3. Rs. 10000		
7	Branch -Bhilad M/s Krishno Textech Pvt Ltd (Director:- Bishansingh Chothmalisingh Shekhawat)	Commercial office premises being 304/A, admeasuring 719.00 sq. feet i.e. 66.65 sq. mtrs super built up area situated on Third floor of ROYAL FORTUNE, and the said building is constructed upon N.A. Land bearing Survey No. 320/B, admeasuring about 1300.00 sq. mtrs, situated and lying and being at Village Chala, within the Jurisdiction of Vapi Municipal area, Taluka Vapi, Dist: Valsad, State Gujarat, India, standing in the name of M/s. Krishno Textech Pvt. Ltd. Status Of Possession : Physical	Rs.23,01,955.26 as on 21.09.2025 1. Rs.23,29,560 2. Rs.2,32,956 3. Rs.10000		
8	Mr. Bishansingh Chothmalisingh Shekhawat Mrs. Neelam Bishansingh Shekhawat	Commercial office premises being 304/B, admeasuring 414.00 sq. feet i.e. 38.49 sq. mtrs super built up area situated on Third floor of ROYAL FORTUNE, and the said building is constructed upon Non Agricultural Survey No. 320/B, admeasuring about 1300.00 sq. mtrs, situated and lying and being at Village Chala, within the Jurisdiction of Vapi Municipal area, Taluka Vapi, Dist: Valsad, State Gujarat, India, standing in the name of M/s. Krishno Textech Pvt. Ltd. Status Of Possession : Physical	Rs.13,141,000 as on 21.09.2025 1. Rs.13,14,100 3. Rs.10000		
9	Branch : Industrial Estate Vapi (7022915835) Savitaben Mafat Solanki Flat No.301 Abhilasha Apt-2 Chharwarda Taluka Pardi	Flat No 301 Admeasuring 590 Sq Ft i.e. 54.83 Sq.meters Abhilasha Apartment-02 And The Said Building Is Constructed On Non Agriculture Land Bearing Plot No. 28 Village Chharwarda Status Of Possession : Symbolic	Rs. 2,80,313.28/- as on 21.09.2025 1. Rs.6,37,200 2. Rs. 63,720 3. Rs. 10000		
10	Branch : Solusumba (9687680764) ELEPHANT ENTERPRISES Shop No 108, First Floor, J. C. Tower, Near Amli Fuvara, Amli, Silvassa, Dadra And Nagar Haveli: 396230	Flat All Piece And Parcel of The Property Bearing Flat No 201 Admeasuring 1458 Sq Ft Super Built Up Area Adm 858.00 Sq Fts Carpet Area On Second Floor Of Building Prominently Known As J C Shelter Raised On N.A Land Survey No 27/2 Adm 700.00 Sq Mtrs Of Village Amli, Silvassa, Union Territory Of Dadra & Nagar Haveli. Boundary As Under: North: Flat No -202, South: Open To Sky, East: Passage & Flat No 203, West: Open To Sky Status Of Possession : Symbolic	Rs.63,75,762.19/- as on 21.09.2025 1. Rs.34,19,280 2. Rs.3,41,928 3. Rs. 10000		
11		Flat All Piece And Parcel Of The Property Bearing Flat No 3			

Date & Time of E Auction: 29.10.2025, 02:00 PM to 06:00 PM
Property Inspection Date & Time: for Sr. No. 1 to 8 : 27.10.2025 11:00 AM to 03:00 PM
Status of Possession : Sr. no. 1 to 8 Physical Possession & Sr. No. 9 to 15 Symbolic Possession

* Encumbrances Known to Bank: Nil Note: For Sr. No.9 to 15 Only,

As the Properties/ property are in symbolic possession E-Auction Sale Notice is subject to following conditions :-

- Properties/ property are in Symbolic Possession and Bidder is purchasing the Properties/ property in symbolic possession at his/own risk & responsibility.
- Bank will hand over the possession of Properties/ property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.
- Bank will not be responsible or duty bound for handing over of physical possession.
- Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.
- Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited.

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal Baanknet.com. prospective bidders may contact the Authorised officer mentioned above (GST/ITDS as per Government Rules applicable shall be payable by purchaser on sale of Movable/ Immovable Assets.)

Date: 24.09.2025, Place :- Valsad **Authorised Officer, Bank of Baroda**