

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 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/s/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr/ Lot No.	Name & Address of Borrower/s / Guarantor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1.Date of e-Auction 2. Time of E-auction - Start Time to End Time 3.Last date and time of submission of Bid and EMD.	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	1. EMD deposit Account No. 2. IFSC Code 3. Bank of Baroda Branch	1. Status of possession (Constructive / Physical) 2. Property inspection date 3. Time
1	M/s Reliable Construction (Borrower) 24, Dheeraj Heritage, 3rd Flr.S V Road, Opp. Milan Sub - Way, Santacruz - West, Mumbai - 400 054. i) Mr. Sadanand Raju Shetty (Gurantor) ii) M/s. Gulraj Housing Pvt. Ltd (Gurantor) Office No. 22, 23, 24, Dheeraj Heritage, 3rd Floor, S V Road, Santacruz - West, Mumbai - 400 054 iii) Mr. Uday B Shetty (Gurantor) Flat No. 1703, 7th Floor, A Wing, Land Mark CHS Ltd., Morachi Wadi, D. D. Ambedkar Road, Naigaon, Dadar, Mumbai - 400014 iv) Mr. Meghnath Shetty (Gurantor) Flat No. 604, 6th Floor, Suraj Venture B CHS Ltd., Final Plot No. 494-C & E. Bhagoji Keep Road, Mahim, Mumbai - 400016 v) Mr. Taranath M Shetty (Gurantor) Popular Apartment, Santacruz, Mumbai - 400 054	i) Mortgage of office no A B C on the entire 3rd floor of Mehta chambers admeasuring area 5120 sq.ft.S NO 415 H NO 2 B and 3B C T S NO 2336 and 2337 of village Bhosari Kasarwadi Tal: havelli dist Pune along with parking shed on ground floor measuring 603 sq.ft. owned by Gulraj hotels Pvt Ltd Encumbrance known to bank: Nil ii) Registered mortgage of non agriculture immovable properties admeasuring 3.44 Acre, bearing R.S.no166/2AP1,166/2AP,66/2A P2 and 110/15D2,110/15D1P2, 110/15D1P1 &166/2A3 situated at Marpady village' Moodbidri hubli of managalore taluk within the registered sub district of moodbidri dk district owned by Gulraj housing society pvt ltd Encumbrance known to bank: Nil	Total Dues- Rs.3041,76,801.84/- as on 01.02.2025 Plus further Interest, legal and other charges	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.299.00 lakh 2)Rs.29.90 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
2	M/s Reliable Builders and Developers (Borrower) 24, Dheeraj Heritage, 3rd Flr.S V Road, Opp. Milan Sub - Way, Santacruz - West, Mumbai - 400 054. i) Mr. Sadanand Raju Shetty (Gurantor) Office No. 22, 23, 24, Dheeraj Heritage, 3rd Floor, S V Road, Santacruz - West, Mumbai - 400 054 ii) Mr. Devdas N Shetty (Gurantor) 304, 3rd Floor, Corporate Comer, Near Dalmia College, Sunder Nagar, S V Road, Malad (West), Mumbai - 400 064 iii) Mr. Divakar Shetty (Gurantor) 24, Dheeraj Heritage, 3rd Floor, S V Road, Opp. Milan Sub - Way, Santacruz - West, Mumbai - 400 054 iv) M/s. Gulraj Hotels Pvt. Ltd (Gurantor) Gala No. 201, 2nd Floor,Hasti Ind. Premises CHS Ltd., Plot No. R-798, T.T.C. Industrial Area, Mahape, Navi Mumbai v) M/s. Gulraj Housing (Gurantor) 24, Dheeraj Heritage, 3rd Flr., S V Road, Opp. Milan Sub - Way, Santacruz(West), Mumbai - 400 054 vi) Mr. Uday B Shetty (Gurantor) vii) Mrs. Vanita B Shetty (Gurantor) Flat No. 1703, 7th Floor, A Wing, Land Mark CHS Ltd., Morachi Wadi, D. D. Ambedkar Road, Naigaon, Dadar, Mumbai - 400014 viii) Mr. Meghnath Shetty (Gurantor) ix) Mrs. Sujatha Shetty (Gurantor) Flat No. 604, 6th Floor,Suraj Venture B CHS Ltd., Final Plot No. 494-C & E. Bhagoji Keep Road, Mahim, Mumbai - 400016 x) Mr. Ravindra Shetty (Gurantor) xi) Mrs. Anitha Ravindra Shetty (Gurantor) Flat No. 1505, 15th Floor, A Wing, Land Mark CHS Ltd., Morachi Wadi, D D Ambedkar Road, Naigaon, Dadar, Mumbai - 400014	i) Flat no 1703, 17th floor, A-wing Landmark Tower GD, having area of 1008 sq.ft. ambedkar Marg, Morachiwadi, near Wadala Telephone Exchange, Dadar Mumbai Encumbrance known to bank: Nil ii) Office 22,23,24, Dheeraj Heritage,3rd floor,Building no-2A1, SV Road, Santacruz(W)-400054 Admeasuring (32.10+32.07+32.07=96.24) sq.mtrs. Encumbrance known to bank: Nil iii) Flat no.5, Gr floor, Gulraj Apartment A-Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Inuvai Road, Moodbidri-574-227Mangalore, Moodbidri, Mangalore, Karnataka Encumbrance known to bank: Nil iv) Flat no.6, Gr floor, Gulraj Apartment A-Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Inuvai Road, Moodbidri-574-227Mangalore Moodbidri, Mangalore, Karnataka Encumbrance known to bank: Nil v) Flat no.401, Gr floor, Gulraj Apartment B-Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Inuvai Road, Moodbidri-574-227Mangalore Moodbidri, Mangalore, Karnataka Encumbrance known to bank: Nil vi) Flat no.205, Gr floor, Gulraj Apartment B-Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Inuvai Road, Moodbidri-574-227Mangalore Moodbidri, Mangalore, Karnataka Encumbrance known to bank: Nil vii) Flat no.206, Second floor, Gulraj Apartment B-Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Inuvai Road, Moodbidri-574-227Mangalore Moodbidri, Mangalore, Karnataka,ADMEASURING 1245 SQ.FT.,SY.NO 168/4p2 Encumbrance known to bank: Nil viii) Flat no.1101, 11th floor,WITH CAR PARKING SLOT NO-22, The Castle, Brahmagiri Bannerji Road,	Total Dues- Rs.31,20,93,154.09/- as on 01.02.2025 Plus further Interest, legal and other charges	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.287.00 lakh 2)Rs.28.70 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 24.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
				1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.313.00 lakh 2)Rs.31.30 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 25.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
				1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.20.00 lakh 2)Rs.2.00 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
				1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.27.00 lakh 2)Rs.2.70 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
				1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.75.00 lakh 2)Rs.7.50 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
				1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.34.00 lakh 2)Rs.3.40 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
				1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.30.00 lakh 2)Rs.3.00 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
				1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.70.00 lakh 2)Rs.7.00 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser

v) M/s. Gulraj Housing (Gurantor) 24, Dheeraj Heritage, 3rd Flr., S V Road, Opp. Milan Sub - Way, Santacruz(West), Mumbai - 400 054 vii) Mr. Uday B Shetty (Gurantor) viii) Mrs. Vanita B Shetty (Gurantor) Flat No. 1703, 7th Floor, A Wing, Land Mark CHS Ltd., Morachi Wadi, D. D. Ambedkar Road, Naigaon, Dadar, Mumbai - 400014 viii) Mr. Meghnath Shetty (Gurantor) xi) Mrs. Sujatha Shetty (Gurantor) Flat No. 604, 6th Floor, Suraj Venture B CHS Ltd., Final Plot No. 494-C & E, Bhagoji Keep Road, Mahim, Mumbai - 400016 x) Mr. Ravindra Shetty (Gurantor) xi) Mrs. Anitha Ravindra Shetty (Gurantor) Flat No. 1505, 15th Floor, A Wing, Land Mark CHS Ltd., Morachi Wadi, D D Ambedkar Road, Naigaon, Dadar, Mumbai - 400014	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.27.00 lakh 2)Rs.2.70 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
iv) Flat no.6, Gr floor, Gulraj Apartment A-Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Iruvai Road, Moodbidri- 574_227Mangalore, Moodbidri, Mangalore, Karnataka Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.75.00 lakh 2)Rs.7.50 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
vi) Flat no.205, Gr floor, Gulraj Apartment B Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Iruvai Road, Moodbidri- 574_227Mangalore Moodbidri, Mangalore, Karnataka Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.34.00 lakh 2)Rs.3.40 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
vii) Flat no.206, Second floor, Gulraj Apartment B Wing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Iruvai Road, Moodbidri- 574_227Mangalore Moodbidri, Mangalore, Karnataka, ADMEAS URING 1245 SQ.FT., SY.NO 166/4p2 Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.30.00 lakh 2)Rs.3.00 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
viii) Flat no.1101, 11th floor, WITH CAR PARKING SLOT NO-22, The Castle, Brahmagiri Bannanje Road, Udupi 576_103 Moodanidambur village, Udupi Taluk, admeasuring 1850 SQ.FT. Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.70.00 lakh 2)Rs.7.00 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
ix) Flat no.2, B Wing, Ground floor, Gulraj housing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Iruvai Road, Moodbidri- 574_227Mangalore Moodbidri Mangalore, admeasuring 1140 sq.ft. sy.no.166/4P2 Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.27.50 lakh 2)Rs.2.75 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
x) Residential Bungalow and Property land in 251/2, bearing Door No. 9-161(1) of Marpady Village, Moodbidri, Mangalore Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.153.00 lakh 2)Rs.15.30 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 11.00 Am to 01.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
xi) Flat no.306, B Wing, 3rd floor, Gulraj housing, Near Town Church and venkatramana temple, Masthikate, Moodbidri Bus Stand, Ponnecheri, Iruvai Road, Moodbidri- 574_227Mangalore Moodbidri Mangalore, admeasuring 1245 sq.ft. in sy.no.166/4P2 Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.30.00 lakh 2)Rs.3.00 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 21.02.2025 3. 01.00 PM to 03.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser
xii) Gala no.201, 2nd floor, Hasti Industrial Premises, TTC Industrial Area, Mahape, Navi Mumbai Encumbrance known to bank: Nil	Encumbrance known to bank: Nil	1. 10.03.2025 2. 1300 Hrs to 1500 Hrs 3. 07.03.2025 and 17.00 Hrs	1)Rs.140.00 lakh 2)Rs.14.00 lakh 3)Rs. 1.00 lakh	1.03830200001231 2. BARB0BALBOM (Fifth Character Zero) 3. Ballard Estate	1. Symbolic 2. 25.02.2025 3. 01.00 PM to 03.00 Pm Note: The Property is under Symbolic Possession and Bank will hand over the property symbolically to the Auction Purchaser

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and <https://bob.auctiontiger.net/EPROC/> prospective bidders may contact the Authorised officer on Tel No.022-43683807 Mobile No. 9321582645



Date: 03.02.2025
Place: Mumbai

Sd/-
Authorised Officer
Bank of Baroda