



बैंक ऑफ बड़ोदा
Bank of Baroda

Zonal Stressed Asset Recovery Branch : Meher Chamber, Ground floor, Dr. Sunderlal Behl Marg,
Ballard Estate, Mumbai-400001. Phone: 022-43683803, 43683808, Email: armorb@bankofbaroda.co.in

Sale Notice For Sale Of Immovable Properties
APPENDIX- IV-A [See proviso to Rule 8 (6), and 9(1)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6), and 9(1) 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 properties Mortgaged/charged/Hypothecated to the Secured Creditor, the 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" and "Without recourse basis" for recovery of dues of secured creditor's below mentioned account/s. The details of Borrower/s/Director/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	Name & Address of Borrower/s / Director/s /Guarantor/s/ Corporate Guarantor/s/ Mortgagor/s	Description of the immovable property with known encumbrances, if any	Total Dues	1. Date of e-Auction 2. Time of E-auction	(1) Reserve Price & (2) EMD Amount of the Property (3) Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/s Oliver Fresh Fruits and Vegetables (Borrower) 20, 2nd Floor, Plot No. 97, Sector 19 A, Behind Commodity Exchange, Turbhe, Vashi Navi Mumbai 400075 Guarantors:- a) Mr Mahasin Mia 305/B-2, Kailash Parbhat CHSL, CST Road, Kalina, Santacruz (E) Mumbai 400098 b) Mr Dinesh Ajay Sharma S/o Ajay Sharma H/003 Amogh CHSL Vijay Park Near Ambar Plaza Mira Road(E) Thane 401107	i) Flat No A-601 6th flr admeasuring 585 sq. Ft. built up area., A-Wing of building Shakuntala Paradise , Survey no 39/1B (Old survey no 108/1B) Village -Nilje Taluka -Kalyan Dist- Thane in the name of Mahasin Golam Mia Encumbrance known to bank: Nil ii) Flat B-309 3rd flr admeasuring 585 sq. Ft. Built up area, B-Wing of building Shakuntala Paradise , Survey no 39/1B (Old survey no 108/1B) Village -Nilje Taluka -Kalyan Dist- Thane in the name of Mahasin Golam Mia Encumbrance known to bank: Nil iii) Flat A-202, 2nd Floor, admeasuring 890 sq. Ft. Built up area, A-Wing of building Shakuntala Paradise, Survey no 39/1B (Old survey no 108/1B) Village -Nilje Taluka -Kalyan Dist- Thane in the name of Mahasin Golam Mia Encumbrance known to bank: Nil	Total Dues- Rs. 4,09,60,584.60 as on 31.12.2018 plus Legal Charges, Other Charges Plus subsequent interest/cost thereon.	1) 06.04.2026 2) 1400 Hrs to 1800 Hrs 1) 06.04.2026 2) 1400 Hrs to 1800 Hrs 1) 06.04.2026 2) 1400 Hrs to 1800 Hrs	1) Rs. 14,22,000/- 2) Rs. 1,42,200/- 3) Rs. 50,000/- 1) Rs. 14,22,000/- 2) Rs. 1,42,200/- 3) Rs. 50,000/- 1) Rs. 21,63,000/- 2) Rs. 2,16,300/- 3) Rs. 50,000/-	Physical Physical Physical	20.03.2026 And 11.00 AM to 01.00 PM 20.03.2026 And 11.00 AM to 01.00 PM 20.03.2026 And 11.00 AM to 01.00 PM
2	M/s Modern Garments (Borrower) Proprietor: Mr. Tarun Kumar Yadav Gala No.9, Hissa No.4, situated at Rehmat Nagar, Next to Chaudhary Compound, Dhaniv village, Waken Pada, Nallasopara East, Taluka Vasai, Dist. Palghar-401208 And Flat No. 702, 7th Floor, Surmeet Artista, CST Road, Kalina, Santacruz East - 400095 Also at Office No. B/18, Ground Floor, Rolex Shopping Center, Near Station Road, Goregaon West -400062 And Flat No 003, Ground Floor, H Wing, Amogh CHS Ltd, Vijay Park, Amber Plaza, Mira Road, East, Thane, Mumbai, Maharashtra-401107 2.Mr. Mahasin G Mia (Guarantor) Flat No. 305/B-2, Kailash Parbhat CHS Ltd., CST Road, Kalina, Santacruz East -400095 Also at Kisan Ankur Trading 2nd floor, Plot no. 97, Sector no. 19A, Behind Commodity Exchange, Vashi, Navi Mumbai -400705	Flat No.409, B Wing on the 4th Floor, admeasuring 585 Sq.ft BUA, Shakuntala Paradise, Situated at Old S. No. 108/1B, New S. No. 39/1B, of Village Nilje, near Nilje Railway Station, Nilje Lodha Heaven, Kalyan Shilpi Road, Dombivli East, Tal. Kalyan, Dist. Thane in the name of Mr. Tarun Kumar Yadav Encumbrance known to Bank: NIL	Total Dues Rs. 64,19,377/- as on 19.12.2018 plus Legal Charges, Other Charges Plus subsequent interest/cost thereon	1) 06.04.2026 2) 1400 Hrs to 1800 Hrs	1) Rs. 14,22,000/- 2) Rs. 1,42,200/- 3) Rs. 50,000/-	Physical	20.03.2026 And 11.00 AM to 01.00 PM
3	M/s Giriraj Jewellers Pvt Ltd	Amalgamated Flat No. 301, and flat no	Total dues-	1) 06.04.2026	1) Rs. 3,06,00,000/-	Physical	25.03.2026

3) M/s Giriraj Jewellers Pvt Ltd 7-8/C Special Geetanjali Nagar Shopping Centre, Sai Baba Nagar, Sai Baba Temple Road, Borivli - West, Mumbai - 400092, Maharashtra a) Mr. Rasiklal Bhuralal Salla (Director/Gurantor) b) Mrs. Sarojben Rasiklal Salla (Director/Gurantor) A/301, Gaurav Dhroov Apartment Behind Bhatia School, Sai Baba Nagar, Borivali West, Mumbai - 400092, Maharashtra c) Mr. Daksha Challa (Gurantor) d) Mr Harsh Challa (Gurantor) A-4, Sai Baba Dham, Saibaba Nagar, Near Sai Baba Mandir, Borivali West Mumbai 400092	Amalgamated Flat No. 301, and flat no 302 3rd Floor, A Wing, Gaurav Dhroov -A. Situated at CTS No.15/2, 15/4 part -15/6 part, village Poisor, bhat lane, behind MKN Bhatia School, Off S. V. Road, Borivali (West), Mumbai 400092, (a) for flat no 301 Area 950 sq.ft.builtup /Carpet area 687 sq.ft.in the name of Mr. Rashik Bhurabhai Salla (b) for flat no 302 Area Area 950 sq.ft.builtup /Carpet area 686 sq.ft.in the name of Mr. Harsh Girish Challa Encumbrance known to bank: None	Total dues- Rs. 16,88,44,032.22 as on 31.03.2021 plus Legal Charges, Other Charges Plus subsequent interest/cost thereon,	1) 06.04.2026 2) 1400 Hrs to 1800 Hrs 1) Rs. 3,06,00,000/- 2) Rs. 30,60,000/- 3) Rs. 1,00,000/-	Physical	25.03.2026 And 11.00 AM to 01.00 PM
4) Mr. Ram Narendra Vora (Borrower) a) Hira Kunj, Room No. 2, Plot No. 154 Opp. Blue Diamond Hotel, Sector 12, Vashi 400703 b) Flat No. 3601, 36th Floor in project Nivasti Avisaa Plot No. 7A Sector 13 Sanpada 400705 Mrs. Rekhaben Lalit Vora (Gurantor) Flat No B-2401, Plot No. 1, Iraisaa Building, Behind Full Stop Mall, Palm Beach Road, Sector 19, Sanpada 400705 Mr. Shyam Lalit Vora (Gurantor) Flat No B-2401, Plot No. 1, Iraisaa Building, Behind Full Stop Mall, Palm Beach Road, Sector 19, Sanpada 400705	Under Construction Flat no 3601 on 36th Floor, Admeasuring about 122.889 square meters of carpet area equivalent to 1322.286 square feet or thereabouts in the complex / project known as "Nivasti Avisaa" alongwith 2 covered car parking in the name of Mr. Ram Narendra Vora situated at Plot No. 7 A admeasuring 3049.350 square meters in Sector no 13, situated, lying and being at Sanpada, Navi Mumbai 400705. Encumbrance known to bank: NIL	Total Dues Rs. 7,57,16,829.23 As on 16.03.2023 plus Legal Charges, Other Charges Plus subsequent interest/cost thereon,	1) 06.04.2026 2) 1400 Hrs to 1800 Hrs 1) Rs. 4,59,00,000/- 2) Rs. 45,90,000/- 3) Rs. 5,00,000/-	Symbolic Note: Property is in Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	24.03.2026 And 11.00 AM to 01.00 PM
5) M/s Aqua Marine Products Mr. Haridas Laxman Dumbre (Proprietor) a) Emkay Garden Complex Balsam building No.1, Room No.4, Near MIDC Talaja, Wawanje, Panvel, Navi Mumbai -410208 b) Flat No.502, 5th Floor, Sadguru Krupa, near D Mart House No. 1015A, Sector 13, Khargar, Navi Mumbai -410210 Mr. Haridas Laxman Dumbre Flat No.502, 5th Floor, Sadguru Krupa, near D Mart House No. 1015A, Sector 13, Khargar, Navi Mumbai -410210 Mr. Anil Dumbre (Gurantor) Emkay Garden Complex, Balsam building No.1, Room No.4, Near MIDC Talaja, Wawanje, Panvel, Navi Mumbai -410208	Shop/Gala on 1st Floor bearing No. 3,4,19,20 & Office/Gala No.2, admeasuring area of 1826 Sq.ft., Shop/Gala on 2nd Floor bearing No. 1,2,3,4,19 & Office/Gala No.3, admeasuring area of 2545 Sq.ft., : at Shree Krishna Business Centre, Sy. No. 47, Hissa No. 11 and Sy.No.48, Hissa No.13/2, Village- Saravali, Taluka-Bhiwandi, Dist. Thane, Maharashtra -400603 Encumbrance known to bank: Nil	Total Dues Rs. 5,01,29,276/- as on 18.05.2025 plus Legal Charges, Other Charges, and subsequent interest/cost thereon, approximately	1) 30.03.2026 2) 1400 Hrs to 1800 Hrs 1) Rs. 97,60,000/- 2) Rs. 9,76,000/- 3) Rs. 50,000/-	Physical	24.03.2026 And 11.00 AM to 01.00 PM

Please Note :- Property under Symbolic Possession, Bank will hand over the property symbolically to auction purchaser.

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 <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Tel No.022-43683803-13 Mobile No. 9425031428

