

APPENDIX- IV-A [See provision to rule 8 (6) & 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 Rules 8(6) & 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) and Guarantor (s) that the below described immovable property/ies mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of the below mentioned branch of **Bank of Baroda**, the **Secured Creditor**, will be sold on "As is where is", "As is what is", "Whatever there is" and "Without Recourse" basis for recovery of the dues of the below mentioned accounts. The details of Borrower (s)/Guarantor(s)/ Secured Asset(s)/ Dues/ Reserve Price/ e-auction date & Time and EMD Amount are mentioned below :-

S. No.	Name of Branch	Name of Borrowers / Guarantors	Total Dues	Description of the Immovable Property with Known encumbrances, if any & Name of Property Owner	Date & Time of E-auction	Reserved Price	Status of Possession (Constructive / Physical)	Property Inspection Date & Time
						EMD Bid Increase Amount (Rs.)		
1	ROSARB Indore 0731-2437060, 54, 65	1. M/s D R COTTON, ADD. : GUT NO. 203/1 & 207/1, VILLAGE DAHIVAD, CHOPDA ROAD, TALUKA SHIRPUR, DIST.DHULE (M.H.) - 425405. 2. MR. RAJENDRA SINGH TANWAR (PARTNER& GUARANTOR: M/s D R COTTON), ADD.: VILLAGE BHILGAON, TEH. KASRAWAD, DISTRICT KHARGONE (MP) - 451228. 3. MR. DIPAK PATIL S/O DEVIDAS PATIL (PARTNER & GUARANTOR : M/s D R COTTON), 4. MR. NARESH PATIL S/O DEVIDAS PATIL (PARTNER& GUARANTOR: M/s D R COTTON), ADD. : 3 & 4 : GUT NO. 203/1 & 207/1, VILLAGE DAHIVAD, CHOPDA ROAD, TALUKA SHIRPUR, DIST. DHULE (M.H.) - 425405	Rs. 1,55,95,621.02 +Interest and Charges as applicable	1. Commercial Diverted Land & building situated at Gut No. 203/1, Village Dahivad, Tehsil Shirpur, District Dhule, Maharashtra, registered in the name of Mr. Deepak Devidas Patil having area 0.67 * Hectare with following surroundings: East: Gut No. 203/2, West: Rasta, North: Rasta, South: Gut No. 207/1. 2. Commercial Diverted Land & building situated at Gut No. 207/1, Village Dahivad, Tehsil Shirpur, District Dhule, Maharashtra, registered in the name of Mr. Devidas Pundlik Patil having area 1.76* Hectare with following surroundings: East: Gut No. 207/2, West: Rasta, North: Gut No. 203/1, South: Gut No. 208. 3. Commercial Diverted Land & building situated at Gut No. 203/1, Area 0.67* Hectare & Gut No. 207/1, area 0.70* Hectare (out of 1.76 Hectare), Village Dahivad, Tehsil Shirpur, District Dhule, Maharashtra, Leased in the name of M/s D. R. Cotton with following surroundings: (Gut No. 203/1): East: Gut No. 203/2, West: Rasta, North: Road, South: Gut No. 207/1, (Gut No. 207/1): East: Gut No. 207/2, West: Rasta, North: Gut No. 203/1 & 2, South: Gut No. 207/1 *Total Area of Land as per S. No. 1,2 and 3 For E-Auction: 0.67 Hectare (Gut No. 203/1) + 1.76 Hectare (Gut No. 207/1)=2.43 Hectare	05.06.2025 1400 Hrs. to 1800 Hrs	2,83,00,000/- 28,30,000/- 10,000/-	Physical	30.05.2025 11.00 AM to 13.00 PM

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) & 9(1) OF THE SARFAESI ACT, 2002

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanket.com>

Place: Indore, Date : 16.05.2025

Authorised Officer, Bank of Baroda