



REGIONAL STRESSED ASSET RECOVERY BRANCH, NAGPUR

Mytri Willows, 2nd Floor, Opp. Empress Mall, Above Lotus Electornics, Sir Bezonjee Mehta Road, Nagpur -440018.

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), 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/ 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/ Mortgagor/s	Description Of The Immovable Property (Mortgagor/s)	Total Dues	1. Reserve Price	1. Auction of Date & Times	EMD deposit Account No IFSC Code Branch	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
				2. Earnest Money Deposit (EMD) 3. Bid Increase Amount	2. Last Date & Time of submission Bid			
1	1. M/s Shepherd Inc, Mr. Praveen Prithviraj Sharma (Proprietor) 1 Address : GS 15, Silver Palace, Opp. Yashwant Stadium, Dhantoli, Nagpur - 440012. 2 Address : Flat No.602 - 603, Rachana Sahil Apartment, SA Road, Opp. Ambazari Lake, Ranapratap Nagar, Nagpur - 440022. 2. Mrs. Seema Praveen Sharma (Guarantor) Address : Flat No.602 - 603, Rachana Sahil Apartment, SA Road, Opp. Ambazari Lake, Ranapratap Nagar, Nagpur - 440022. 3. Mr. Ashok Dattatraya Narkhede (Guarantor) Flat No. G 01, Shree Siddhi Apartments, Plot No.99 and 100, Azad Hind Society, Lokseva Nagar, Nagpur - 440022.	The Undivided 2.16% share and interest ALL THAT piece and parcel of land bearing Plot Nos. 25 admeasuring 752 Sq. Mtrs. being a portion of entire land bearing New Khasra No. 58/23, Old Khasra No. 237/1, 239/2 of Mouza Wadi, P. H. No. 5 togetherwith R.C.C. superstructure comprising Shop bearing No. S-5 having super built up area 457 Sq. Ft. (42.45 Sq. Mtrs.) and built up area 344 Sq. Ft. (31.95 Sq. Mtrs.) on the Ground Floor of the said building known as "SHREE GOPAL COMPLEX" Ward No.25, within the limits of Grampanchayat Wadi, Tahsil Nagpur (Rural), District Nagpur and bounded as under :- On the East :-Shop No. S-4, On the West :-Shop No. S-6, S-7 & S-8, On the North :- Road, On the South :- Shop No. S-9. Owner of the property - Mrs. Seema Praveen Sharma BAANKNET Property ID - BARBG0A0666813 Auction ID - 334609	Rs. 4,39,66,802.6 + unapplied interest from 20.07.2026+ charges	Rs. 11,60,000/- Rs. 1,16,000/- Rs. 10,000/-	17/08/2026 between 13:00:00 hrs to 17:00:00 hrs. Last Date & Time of submission Bid 17/08/2026 Till 17:00:00 hrs	Ac No: 59910015181869 IFSC: BARBOSARNAG (Fifth Character is zero) Bank of Baroda - ROSARB Branch Nagpur	Physical Possession	10/08/2026 between 10:00:00 hrs. to 17:00:00 hrs.

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./ Mobile. 8275971189.

Date: 24/07/2026

Place: Nagpur

VRNG KRISHNA
CHIEF MANAGER/ AUTHORISED OFFICER
BANK OF BARODA
ROSARB NAGPUR BRANCH

SCAN HERE
For detailed terms & conditions.

