



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/ Mortgagors	Description Of The Immovable Property (Mortgagor/s)	Total Dues.	1. Reserve Price	Date of E- Auction - Start Time to End Time	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
				2. Earnest Money Deposit (EMD)			
1	M/s Shepherd Inc Mr. Praveen Prithviraj Sharma (Prop); Mrs. Seema Praveen Sharma and Mr. Ashok Dattatraya Narkhede ROSARB NAGPUR (Base Branch Sitabuldi)	All that 2.16% undivided share & interest in all that piece and parcel of land on Plot No 25, admeasuring 752 sq.mtrs. together with the shop block bearing Shop Block No. S-05 on the Ground floor of a building to be known & styled as "Shri Gopal Complex" having a built up area 42.45 sq.mtrs (457 sq.ft.) bearing City Survey No. 3566, Kh. No. 237/1 and 241/2 (old), 58/23 (new) of Mouza- Wadi, Situated at Ward No. 25, Wadi, Tah. & Dist Nagpur. bounded as under- East: Shop No. S-04, West: Shop No. S-6, S-07 & S-08, North: Road, South: Shop No. S-09. (Mortgagor : Mrs. Seema Pravin Sharma.)	Rs. 3,97,43,141.07 + unapplied interest and other charges	Rs.18,13,000/-	09/12/2025 between 13:00:00 to 17:00:00	Physical	04/12/2025 between 10:00:00 to 17:00:00
				Rs. 1,81,300/-			
				Rs. 25,000/-			
2	Mr. Sumanta Rana ROSARB NAGPUR (Base Branch Dharampeth)	Land and Building located at Plot no 50, Admeasuring area 105.00 Sq mtr(i.e. 1130.22 Sq. fts) 3 BHK Ground+First Floor Khasra No. 23/2 & 23/3, Mouza Rui P.H. No 41 "Rose Garden" Grampanchayat Rui, Tahsil Nagpur (Rural) Dist Nagpur. Boundary of row houses plot no 50 is East:- Road, West:- Plot no 02, North:- Plot no 51, South:- Plot no 49. (Mortgagor : Mr. Sumanta Rana)	Rs. 69,87,405/- + unapplied interest and other charges	Rs. 43,30,000/-	27/11/2025 between 13:00:00 to 17:00:00	Physical	24/11/2025 between 10:00:00 to 17:00:00
				Rs. 4,33,000/-			
				Rs. 25,000/-			

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: 07/11/2025

Place: Nagpur

**AUTHORISED OFFICER
BANK OF BARODA**

SCAN HERE
For detailed terms & conditions.

