



REGIONAL STRESSED ASSET RECOVERY BRANCH, NAGPUR

Mytri Willows, 2nd Floor, Opp. Empress Mall, Above Lotus Electronics, Sir Bezoojee 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)			
				3. Bid Increase Amount			
1	Phoenix Infraestate International Ltd. ROSARB NAGPUR (BASE BRANCH MEDICAL SQ.)	All that piece and parcel of the land in MIHAN notified area located on Plot No.4, Sector 22, Bearing Survey No. 222 (part) and 223(part) of Khapri (Riv) Village- Sonegaon, Mouza-Khapri, Total admeasuring about 16187.462 Sq. Mts. equivalent to 4 acres, Taluka Nagpur (Rural), Dist Nagpur. (Mortgagor : Phoenix Infraestate International Ltd.) Note - The property may contain statutory dues/tax arrears/lease dues arrear and other dues which are not known to the bank. The intending bidders should make their independent enquiries regarding the statutory dues/tax arrears/lease dues arrears/other dues/land use and title of the property and satisfy themselves from all aspect with respect to the property. The Bank had already filled WP 4341/2025 before Hon'ble High Court Nagpur Bench at Nagpur and same is subjudice, the auction sale is the subject to outcome of the writ petition.	Rs. 2,52,15,272.00 + unapplied interest and other charges	Rs. 9,12,50,000/- Rs. 91,25,000/- Rs. 1,00,000/-	08/09/2025 between 14:00:00 to 18:00:00	Constructive	03/09/2025 between 10:00:00 to 17:00:00
2	Messers Maa Anusaya Trading Company Proprietor - Mr. Dilip Moreshwar Kalele ROSARB NAGPUR (Base Branch Dharampeth)	NIT Leasehold Open Plot No. GB/61 admeasuring 3000 Sq Ft (278.70 Sq Mtrs), in Ambedkar Nagar Precinct of Civil Station Expansion Scheme of NIT, C No 20, D No. 8, City Survey No 345, Khasra No. 36, Mouza-Gadga, Corporation House No. 729, Ward No 71, Ambedkar Nagar, Dharampeth, Tah & Dist Nagpur belonging to Mrs. Anita Arun Nagbhidkar. (Mortgagor : Mrs Anita Arun Nagbhidkar)	Rs. 1,99,92,156.26 + unapplied interest and other charges	Rs. 55,18,000/- Rs. 5,51,800/- Rs. 25,000/-	08/09/2025 between 14:00:00 to 18:00:00	Constructive	03/09/2025 between 10:00:00 to 17:00:00
3	M/s Shepherd Inc Mr. Praveen Prithviraj Sharma (Prop); Mrs. Seema Praveen Sharma and Mr. Ashok Dattatraya Narkhede ROSARB NAGPUR (Base Branch Sitabuldi)	01. All that piece and parcel of Double Bedroom apartment in Shree Siddhi Apartment Scheme bearing Flat No. G-01 on Ground Floor with Super built up area 116.17 sq.mtrs or 1250 sq.ft. & 11.884% undivided share on plot No. 99, 100, Loksewa Nagar, Kh. No. 65, Mouza-Bhamti, Total plot 445 sq. mtrs. and bounded as under- East: Road 9 mt., West: Plot No. 87,88, North: Plot no 101, South: Plot no 98 (Mortgagor : Mr. Ashok Dattatraya Narkhede & Ms. Seema Ashok Narkhede (Mrs. Seema Pravin Sharma)) 02. 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. 82,13,000/- Rs. 8,21,300/- Rs. 25,000/- Rs. 23,92,000/- Rs. 2,39,200/- Rs. 25,000/-	08/09/2025 between 14:00:00 to 18:00:00	Physical	03/09/2025 between 10:00:00 to 17:00:00

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: 19/08/2025
Place: Nagpur

AUTHORISED OFFICER
BANK OF BARODA

SCAN HERE
For detailed terms & conditions.

