



बैंक ऑफ़ बड़ौदा
Bank of Baroda

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 Time 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	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 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))	Rs. 3,97,43,141.07 + unapplied interest and other charges	Rs. 72,04,000/- Rs. 7,20,400/- Rs. 25,000/-	04/11/2025 between 14:00:00 to 18:00:00	Physical	27/10/2025 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: 13/10/2025
Place: Nagpur

AUTHORISED OFFICER
BANK OF BARODA

SCAN HERE
For detailed terms & conditions.

