

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES "APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6)]

-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), Mortgagee (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, in favour 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/ Mortgagee/ Guarantor/s/ Secured Asset/s/ Dues/ Reserve Price/ Auction date & time, EMD and Bid Increase Amount are mentioned below.

Name & address of Borrower/s/ Guarantor/ Mortgageors	Description of The Immovable Property (Mortgageor/s)	Total Dues	1. Reserve Price	1. Auction of Date 6 Times	EMD deposit Account No IFSC Code Branch	Status of Possession (Constructive /Physical)	Property Inspection date & Time
1. M/S Shephard Inc. Mr. Praveen Pitthiraj Sharma (Proprietor) 1 Address : GS 15, Silver Palace, Opp. Yashwanth 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 Markhede (Guarantor) Flat No. C.01, Shree Siddhi Apartments, Plot No 99 and 100, Azad Hind Society, Loksewa Nagar, Nagpur - 440022.	The Undivided 216% 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. 23/1, 239/2 of Mouza Wadi, P. H. No. 5 together with R.C.C. superstructure comprising Shop bearing No. 5-5 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 COPAL COMPLEX" Ward No. 25, within the limits of Grampanchayat Wadi, Tahsil Nagpur (Rural), District Nagpur and bounded as under :- On the East :- Shop No. 5-4, On the West :- Shop No. 5-6, 5-7 & 5-8, On the North :- Road, On the South :- Shop No. 5-9.	RS. 4,39,66,802.6 • Unapplied interest from 20/07/2026+ charges	RS. 10,83,000/- RS. 1,08,300/- 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: BARB0SARNAG (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
1. M/S. Dev Darshan Tiles Mr. Dipesh Dilipbhai Kanabhai (Proprietor) 1 Add : Plot No. 12, Gangabai Chait Chonak Nagpur - 440008. 2 Add : Flat No.04, 4th Floor, Matoshree Apartment, Anand Vidyanthi Grah Layout, Saranani Nagar, Lakadganj Nagpur - 440008 3. Mrs. Nisha Dipesh Kanabhai (Guarantor) 4. Mrs. Rekha Dilip Kanabhai 3 & 4 are both address : Flat No.04, 4th Floor, Matoshree Apartment, Anand Vidyanthi Grah Layout, Saranani Nagar, Lakadganj Nagpur - 440008 5. Mrs. Kundanben Kiranbhai Kanabhai 6. Mr. Kiranbhai Chaturbhuj Kanabhai 5 & 6 are both address : Smt. Shiv Heritage, A Wing Block No. 301, 3rd Floor, Smt. Ram Society, Ravapur Road Morbi - 363641 Gujarat.	1. All that piece and parcel of Residential Plot No 601 situated in survey number 8/2 (p.1) Residential Plot Number 1 Bhumi Tower-C Sixth Floor, admeasuring Sq. Ft. 796.40 i.e. 73.99 sq.mtr Village- Nani Vavdi, Dist. Morbi, Gujarat in the name of Mr. Kiranbhai Chaturbhuj Kanabhai & Smt. Kundanben Kiranbhai Kanabhai bounded as under - East - Canal Service Road, West - Flat No. 602, North - Passage, Stair 6 Main Door, South - Open Space 6 Then Bhumi Tower - B, Mortgage - Mr. Kiranbhai Chaturbhuj Kanabhai & Smt. Kundanben Kiranbhai Kanabhai. 2. All that piece and parcel of Residential Flat No 603 situated in survey number 8/2 (p.1) Residential Plot Number 1 Bhumi Tower-C Sixth Floor, admeasuring Sq. Ft. 1083.84 i.e. 100.69 sq.mtr Village- Nani Vavdi, Dist. Morbi, Gujarat in the name of Smt. Rekha Dilip Kanabhai bounded as under - East - Canal Service Road, West - R. S. No. 7/ Palik, North - R. S. No. 9/ Palik, South - Passage, Stair, Lift, Main Door & Flat No. 602. Mortgage - Smt. Rekha Dilip Kanabhai.	RS. 2,29,79,761.82 • Unapplied interest + unsecured interest and other charges	RS. 9,09,500/- RS. 90,950/- RS. 10,000/- RS. 12,41,000/- RS. 1,24,100/- RS. 10,000/-	21/08/2026 between 13:00:00 hrs. to 17:00:00 hrs. Last Date & Time of submission Bid 21/08/2026 Till 17:00:00 hrs.	AC No. 59910015181869 IFSC: BARB0SARNAG (Fifth Character is zero) Bank of Baroda - ROSARB Branch Nagpur	Physical Possession	17/08/2026 between 13:00:00 hrs to 17:00:00 hrs

BANKNET PROPERTY ID 6 AUCTION ID 10 for above mentioned - ST. NO. 1 BANKNET PROPERTY ID -		AUCTION ID -	
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Baanknet Property ID 6 Auction ID for above mentioned - Sr. No. 1 | BAANKNET Property ID - | Auction ID -

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: 827597189.

Date: 22/07/2026
Place: Nagpur

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

SCAN HERE
For detailed terms & conditions.

