

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

"APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6) & 9 (1)]

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) & 9 (1) 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	Smt. Shraddha Nitesh Jaiswal ROSARB NAGPUR (BASE BRANCH LAXMINAGAR)	Equitable Mortgage all that RCC Structure consisting a Flat no 303, having admeasuring 73.760 Sq. Mtrs at Third Floor, of the building known and styled as BABA Baitaliram Palace standing on piece and parcel of Land comprising (NIT) Plot no 49, admeasuring 418.063 Sq Mtrs. Kh no 6, City Survey No.70, sheet No (320) 6/1,4 of mouza Bhanheda, Corresponding to Municipal Corporation House No.812, Ward no. 53, situated at Lashkaribagh, Nagpur within limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Nagpur, District-Nagpur Bounded as East-Road, West-Road, North- Plot no.48, South- Plot No. 50 (Mortgagor : Smt. Shraddha Nitesh jaiswal)	Rs. 13,72,418.54/- + unapplied interest and other charges	Rs. 27,10,000/- Rs. 2,71,000/- Rs. 25,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
2	M/s. Verma Computers Systems Pvt. Ltd. Through its Directors ROSARB NAGPUR (BASE BRANCH SITABULDI)	Commercial Shop no. C-3 & C-4, Ground Floor, Rushi Bhagirati Apartment undivided share and interest of 4.218% in Plot No. 141, City Survey no. 168, Sheet no. 130/35, Mouza-Ambazari, KH No. 52/2 & 52/3, ward no. 73, Hill Top, Near Verma Layout, Nagpur in within the limit of NIT and NMC, Tahsil & Dist. Nagpur Admeasuring build up area 33.587 Sq Mtr. (Mortgagor : Mr. Rajagopalan S. Srinivasan)	Rs. 72,94,697.22/- + unapplied interest and other charges	Rs. 29,28,000/- Rs. 2,92,800/- Rs. 25,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
3		Residential Flat No. 202, 2nd Floor, Aditya Apartment alongwith undivided share and interest of 12.82% in Plot No. 1-E, City Survey no. 168, Sheet No. 35, Mouza-Ambazari, KH No. 52/2 & 52/3, Ward no. 74, Hill Top, Near Verma Layout, Ramnagar within the limits of Nagpur Improvement Trust and Nagpur Municipal Corporation, Tah & Dist. Nagpur adm 41.279 sq mtr (444.32 sq ft). (Mortgagor : Smt Shyamala Rajagopalan Srinivasan)		Rs. 21,70,000/- Rs. 2,17,000/- Rs. 25,000/-			
4	Mr. Vivek Vasant Rao Tatekar ROSARB NAGPUR (Base Branch Bhandara)	Unfinished construction Flat No T-02 Third Floor of the building "Taramati Bhoomi" covering super built up area 87.701 sq mtr on Plot No 1071 Khasra No. 30, 62, 68/2, Mouza Binaki Ward No 43, City Survey No 2747 Sheet No 433/38, within the limits of NIT & NMC Tah & Dist Nagpur. (Mortgagor : Mr. Vivek Vasant Rao Tatekar)	Rs. 17,20,000/- + unapplied interest and other charges	Rs. 21,00,000/- Rs. 2,10,000/- Rs. 10,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
5	Mr. Ashish Vishwashrao Rokde ROSARB NAGPUR (Base Branch Bhandara)	Unfinished construction Flat No T-01 Third Floor of the building "Taramati Bhoomi" covering super built up area 87.701 sq mtr on Plot No 1071 Khasra No. 30, 62, 68/2, Mouza Binaki Ward No 43, City Survey No 2747 Sheet No 433/38, within the limits of NIT & NMC Tah & Dist Nagpur. (Mortgagor : Mr. Ashish Vishwashrao Rokde)	Rs. 17,82,113/- + unapplied interest and other charges	Rs. 21,00,000/- Rs. 2,10,000/- Rs. 10,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
6	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. 60,00,000/- Rs. 6,00,000/- Rs. 25,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
7	M/s. Omkar Mobile Corner Mr. Amit Ashok Khanwani SARB NAGPUR (BASE BRANCH BHANDARA)	All that piece and parcel of open plot no. 10 containing by admeasuring 172.12 Sqmtrs. (1852.70 Sqfts) out of the entire layout of the vender firm sanction on Survey/Khasara No. 23/2-B at Mouza Sonurili bearing Patwari Halka No. 81 situated at Mouza Sonurili Tah Nagpur (Rural) Dist Nagpur belongs to Mr. Amit Ashok Khanwani (Mortgagor : Mr. Amit Ashok Khanwani)	Rs. 15,39,049/- + unapplied interest and other charges	Rs. 2,77,000/- Rs. 27,700/- Rs. 10,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
8	Mr. Manohar Chandrabhanji Raut SARB NAGPUR (BASE BRANCH NARENDRA NAGAR)	All that piece and parcel of the Residential Flat No. 301 in the Third Floor of the building named and styled as TULSI ENCLAVE having super built up area of about 138.276 Sqmtrs. Including share of 6.0921% in Plot No. R-2 admeasuring about 1275.019 Sqmtrs. As per Regularization letter of NIT bearing Khasara No. 133/2, Mouza Jaitala P.H. No. 44 situated at Jaitala Nagpur within the limits of NMC Nagpur Ward No. 75, Tah and Dist Nagpur (Mortgagor : Mr. Manohar Chandrabhanji Raut and Mrs. Sheela Manohar Raut)	Rs. 21,06,419/- + unapplied interest and other charges	Rs. 16,50,000/- Rs. 1,65,000/- Rs. 25,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
9	M/s Vijaykumar Radheshyam Bhalotiya Prop Ajaykumar Radheshyam Bhalotiya and Mr. Bipinbhai Chimanbhai Patel SARB NAGPUR (BASE BRANCH KUH)	All that piece and parcel of Mouza - Kuhi, P.H 53, H No. 203 Ward No. 3, Kuhi, Tahsil - Kuhi, Dist Nagpur. (M.S) Residential / Commercial House Area 2860 Sq Ft belonging to Mr. Ajaykumar Radheshyam Bhalotiya and bounded as under: East: Galli, West: House of Radheshyam Bhalotiya, North: House of Mr. Rewatkar, South: Main Road (Mortgagor : Mr. Ajaykumar Radheshyam Bhalotiya)	Rs. 15,78,682.70/- + unapplied interest and other charges	Rs. 40,08,000/- Rs. 4,00,800/- Rs. 25,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
10	Phoenix Infraestate International Ltd. SARB 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 (Rly) 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 contains encumbrances about various statutory dues/tax arrears/ lease dues arrears/litigations etc. as it will be liability of the buyer. The intending Bidders should make their independent inquiries regarding the encumbrances/ statutory dues/tax arrears/ lease dues arrears/ litigations/ Land use & title of the property etc. and satisfy themselves from all aspect with respect to the property.	Rs. 3,80,44,210.00/- + unapplied interest and other charges	Rs. 9,55,70,000/- Rs. 95,57,000/- Rs. 1,00,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
11	Mr Rajkumar Shobhilal Ukey SARB NAGPUR (Base Branch Khaparkhedha)	Residential House on Plot No 5, Khasra no 48/2 & New Khasra no 18, Ward no 2, Mouza Chicholi (Khaparkhedha) situated at Tah Saoner & Dist Nagpur admeasuring 148.69 sq mtr (Mortgagor : Mr. Rajkumar Shobhilal Ukey)	Rs. 16,10,000/- + unapplied interest and other charges	Rs. 58,06,000/- Rs. 5,80,600/- Rs. 25,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 between 10:00:00 to 17:00:00
12	Mr. Prashant Kamade SARB NAGPUR (BASE BRANCH GANDHIBAG)	Flat No 103, 3rd floor, "AAI RESIDENCY" building designed and constructed on Plot No 53, Kh No.45/2, P.H. No -39, Mouza: Babulkhedha, Sheet No.198/39/III, City Survey No.4022 in the Banarjee Layout sanctioned by N.I.T. Nagpur, House no 3950, build up area 40.685 sq mtr Super Build up area 86.592, constructed on plot admeasuring 250.94 Sq Mtr being a portion of entire land together with undivided 12.50 % share and interest situated at Bhagwan Nagar Nagpur Vishwakarma Nagar Zone -3 Ward No.14, Dist Nagpur in the name of Mr. Prashant Tulshiram Kamade. (Mortgagor : Mr. Prashant Tulshiranji Kamade)	Rs. 22,77,373/- + unapplied interest and other charges	Rs. 20,13,000/- Rs. 2,01,300/- Rs. 25,000/-	02/05/2024 between 14:00:00 to 18:00:00	Physical	25/04/2024 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 <https://ibapi.in>. Also, prospective bidders may contact the Authorised officer on Tel No./ Mobile. 827 597 1189/ 82379 35485 (Main Contact Person)

Date: 13/04/2024
Place: Nagpur

**AUTHORISED OFFICER
BANK OF BARODA**

SCAN HERE
For detailed terms & conditions.

