

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 (Symbolic /Physical)	Property Inspection date & Time.	Contact person along with his Phone No's
				2. Earnest Money Deposit (EMD)				
				3. Bid Increase Amount				
1	Borrower : M/s. Ankit Timber Mart, Proprietor Mr. Ankit Yogesh Chouhan Guarantor : 1. Mrs. Devanshi Rathod 2. Mrs. Gitika Chouhan	All that RCC Superstructure comprising of apartment No M-101 Admeasuring about 37.69 Sq. Meter and M-102 Admeasuring about 39.78 Sq Meter totally Admeasuring about 77.47 Sq Mt of Built up Area as a single unit, situated on the mezzanine floor in south wing of the society known and styled as "ASHAPURA SADAN", along with 4.03% proportionate undivided share and interest in land being NIT Plot No. 14 Admeasuring about 1003.35 Sq Mts (10800.00 Sq Ft) in the Basti precinct layout CRS Section III Scheme of Nagpur improvement trust Nagpur bearing the portion of Kh No 16, Mouza Hiwari City Survey No 389 sheet No 6 Having Municipal House No 1531/10, 1531/11 Ward No 23 Situated at Basti precinct Wardhman Nagar Centre Avenue, Nagpur Within The limit of Nagpur Municipal Corporation Tahsil and District Nagpur Covered by redlines in the sale deed map annexed herewith and the entire plot is bound as under: ON THE EAST: Plot No 15, ON THE WEST : Plot no 13, ON THE NORTH: Road, ON THE SOUTH: Road. In the Name of (owner/Mortgagor name)- Mr. Ankit Yogesh Chouhan .	Rs. 93,10,711.57 + unapplied interest and other charges	Rs. 63,06,000/- Rs. 6,30,600/- Rs. 25,000/-	23/09/2026 between 14:00:00 to 18:00:00	Physical	18/09/2026 between 14:00:00 to 17:00:00	Mr. Ramesh Kumar 8200279338

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. 8200279338.

Date: 04/09/2026

Place: Nagpur

**AUTHORISED OFFICER
BANK OF BARODA**

SCAN HERE
For detailed terms & conditions.

