

Ref: ARB/LKO/RB/2025-26/430

Date: 11.02.2026

To,

1. M/s Shree Sai Industries (Partnership Firm)
Through its Partner Shree Pradeep Sinha & Smt Shikha Sinha
Regd (O) at Plot/Shed No-1, UPSIDC, Industrial Area
Sarojini Nagar, Lucknow -226008 (UP)
2. Smt Sikha Sinha (Partner & Mortgagor for Borrowing Firm)
R/o, Flat No 101, Chaurasia Apartment,
A.P.Sen Road Charbagh Lucknow -226001 (UP)
3. Shri Pradeep Sinha (Partner & Mortgagor for Borrowing Firm)
R/o, Flat No 101, Chaurasia Apartment,
A.P.Sen Road Charbagh Lucknow -226001 (UP)

[See proviso to rule 8(6)]

Sale notice for sale of immovable properties

● E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Bank of India Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 25-03-2026 for recovery of Rs. 1,46,91,637.41 outstanding as on date of NPA dated 26.01.2023 + applicable interest (i.e. Rs. 55,48,967.98/- as on 11.02.2026) totaling Rs. 2,02,40,605.39/- plus charges due to the Bank of India Secured Creditor from M/s Shree Sai Industries, Partner (1) Shree Pradeep Sinha & Partner (2) Smt Shikha Sinha. The reserve price for land and building and Plant and Machinery will be as mentioned below:

- For Lease hold property i.e. land and building reserve price will be Rs.65,00,000/- and the earnest money deposit will be Rs.6,50,000/-
- For Plant and Machinery reserve price will be Rs.15,43,000/- and the earnest money deposit will be Rs.1,54,300/-

Known Encumbrances: NIL

Property Description: 1. Plant and Machinery erected on the secured asset

2. All that part and parcel of the property consisting of -Lease hold property under UPSIDC i.e. land and building situated at Plot/shed No. S-1, UPSIDC Industrial Area, Sarojini Nagar, Lucknow U.P. Admeasuring 419.84 Sq. Mt .

Owner: M/s Shree Sai Industries, Partner (1) Smt. Shikha Sinha & Partner (2) Shree Pradeep Sinha

Boundaries:

EAST – Unit No E-1
WEST – Shed No-S-2 & Shed no S-1/1
NORTH – 40 Ft wide road no. 7 & plot no S-1/1
SOUTH – Plot no G-18

For detailed terms and conditions of the sale, please refer to the link provided in Bank of India (Secured Creditor's) website i.e. www.bankofindia.co.in and <https://BAANKNET.com>.

Date: 11-02-2026



कृते बैंक ऑफ इंडिया
For BANK OF INDIA

Authorized Officer

अधिकारी
असिस्टेंट ऑफिसर
श्री शर्मा, लखनऊ
Branch, Lucknow

[See Proviso to Rule 8(6)]

Sale Notice for Sale of immovable Properties

Bank of India Asset Recovery Branch R K Plaza 43/23 2nd Floor 1 Naval Kishore Road Hazratganj Lucknow

BNPL(Book Now Pay Later)

S NO	BARCODE	BILLER ID	CONTRACT ID	CITY	PINCODE	NAME	ADDRESS
1	EU757103695IN ✓	4001702379	4001702379	Lucknow	226008	M/s Shree Sai Industries	Mr. Pradeep Sinha & Mrs. Shikha Sinha, Plot no. 1, UPSIDC, Industrial Area, Sarojini Nagar, Lucknow
2	EU757103704IN ✓	4001702379	4001702379	Lucknow	226001	Smt. Shikha Sinha	Flat No 101, Chaurasia Apartment, A P Sen Road, Charbagh Lucknow
3	EU757103718IN ✓	4001702379	4001702379	Lucknow	226001	Shri Pradeep Sinha	Flat No 101, Chaurasia Apartment, A P Sen Road, Charbagh Lucknow

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