

To,

1. M/s Bhanwari Lal Tikam Chand through its Prop. Mr. Duli Chand Jain
Having it's place of business at Naveen Mandi Sthal
Razapur, Lakhimpur Kheri, Uttar Pradesh-262701
2. Mr. Duli Chand Jain S/o Late Tikam Chand
Khasra No. 253, Mohalla Gottayabag, City & Tehsil
Lakhimpur, Dist. Kheri-262701
3. Sri Sanjay Gupta S/o Sri Ram Kishore Gupta
Resident of Mela Road, Near Chand Automobiles
Lakhimpur Kheri, Uttar Pradesh-262701

[See proviso to rule 8(6) read with 9(1)]
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 provision to Rule 8(6) read with 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) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of part of which has been handed over to Authorized Officer of Bank of India Secured Creditor by District Authorities in view of order dated 19.07.2023 passed by District Magistrate, Lakhimpur Kheri under section 14 of the SARFAESI Act, 2002, 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. 78,91,000 + Rs. 88,000=Rs. 79,79,000/- + Applicable interest & Other Charges** due to the Bank of India Secured Creditor from M/s Bhanwari Lal Tikam Chand, Prop. Mr. Duli Chand Jain & Sri Sanjay Gupta. The reserve price will be **Rs. 58,00,000.00** and the earnest money deposit will be **Rs. 5,80,000/-**.

Known Encumbrances: NIL

Description of the Property mortgaged:

All that part and parcel of the property consisting of Khasra No. 253, Mohalla Gottayabag, City & Tehsil Lakhimpur, Dist. Kheri in the name of Mr. Duli Chand Jain area 930.58 sq.mtr.

Boundaries:

East- Railway Colony
West- Sri Jain Oil Mill
North- Common Open Land & Property of Mr. Pradeep Kumar Jain erstwhile property of Shaym Manohar
South- House of Others



Description of the part of the aforementioned property of which possession has been handed over to us and which is being put on sale through e-auction on 25.03.2026:

Property on Part of Khasra No. 253 i.e. Part A (Open Plot) & Part A+1 (House) Situated at Gottaya Bag, Tehsil-Lakhimpur, Distt-Kheri (UP), Total Area-561.33 Sq. Mtr. or 6040 Sq. Ft. in the name of Mr. Duli Chand Jain

Boundaries of Part A (Open Plot Boundary):

East- House of Others
West- Railway Quarters
North- 15 ft wide Interlocking rasta
South- House of Others

Area- 2800 sq. Ft.

Boundaries of Part A+1 (House Boundary):

East- Nala thereafter Railway quarters
West- Interlocking Rasta thereafter property of others
North- House of Krishna Kumar Mishra
South- Interlocking Rasta thereafter rest Plot of Owner (same property mortgaged)

Area- 3240 sq. Ft.

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.bank.in and <https://BAANKNET.com>.

Date: 27.02.2026

बैंक ऑफ इंडिया
For BANK OF INDIA

Authorized Officer

अधीक्षक अधिकारी
जिला सहायक सचिव, वसुध
Asset Recovery Branch, Lucknow