



Regional Stressed Assets Recovery Branch
78-A, Tambeshwar Nagar, Nauwabagh, G.T.Road, Fatehpur 212601, UP, Email:
sarfap@bankofbaroda.com

AUCTION 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) and Guarantor (s)/mortgagor(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. 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:

Earnest money Deposit (EMD) shall be paid online through NEFT/Transfer after generation of Challan from <https://baanknet.com/eauction-psb/x-login>.

<https://bankofbaroda.bank.in/e-auction>

E-AUCTION DATE: 05.03.2026 (FOR SI NO.5) E-AUCTION DATE: 24.03.2026 (FOR SI NO.1 TO 4)

Sl. No.	Name & Address of Borrower/s/Guarantor/s/Mortgagor/s	Description of the Immovable property with known encumbrances, If any	Total Dues	1.Date & time of e-Auction 2.Last date & time of EMD submission	1.Reserve Price. 2.EMD amount. 3.Bid Increase Amount	Status of possession	Property Inspection date & Time
1.	M/s VAIRAGI FOOD PRODUCTS Proprietor Mr. Ajmer Singh H.No. 99, Khanpur, Fatehpur ,UP-229309	Factory land & building measuring 1869 sq.mtr. (20117.749Sq.ft.) situated at Plot no E-24 UPSIDC Malwan, Tehsil Bindki Fatehpur, UP in the name of Mr. Ajmer Singh S/o Suraj Bhan Singh Boundaries: :(As per valuation report dated 07.04.2025) East- 30mtr wide road, West- Plot no.F-9 AND F-10, North –Plot no E-25, South- Plot no E-23. Note: As per knowledge of Secured creditor there are pending electricity dues and dues of UPSIDC against M/s Vairagi Food Product.	Rs.49,08,704.00 As on 08.10.2014 plus further interest and other charges thereon.	1) 24.03.2026 13:00 Hrs to 17:00 Hrs 2) 24.03.2026 17:00 Hrs	1.Rs.43,30,000.00 (RP) 2.Rs.4,33,000.00 (EMD) 3.Rs.25000.00 (BID INCREASE AMOUNT)	Physical Possession	From 16.02.2026 to 23.03.2026 Time: 11:00a.m to 4:00p.m.
2.	M/S PANKAJ TRADERS Proprietor Mr.Pankaj Kumar Vill Chakmada,Rari Bujurg Bindki Dist Fatehpur 212664	Open Converted Land situated at Land arazi Plot No.436(part) ,Mauza Sarkandi, Pargana Tappajar,Tahsil Bindki , District Fatehpur measuring an area 395 Sq.mt. in name of Mrs.Manisha Devi W/o Mr Rajesh. Boundaries: (As per valuation report dated 29.01.2026):East: Land of Mr.Babu Lal West: Kachcha Rasta North: Land of Mr.Tilak South: Land of Mr.Khelawan. No other known	Rs.12,30,556.72 (As per demand Notice dated 14.01.2022) + further Interest + any other charges / expenses, less amount	1) 24.03.2026 13:00 Hrs to 17:00 Hrs 2) 24.03.2026 17:00 Hrs	1.Rs.9,78,000.00 (RP) 2.Rs.97,800.00 (EMD) 3.Rs.25000.00 (Bid Increase Amount)	Physical Possession (Open Land)	From 16.02.2026 to 23.03.2026 Time: 11:00a.m to 4:00p.m.

	MRS MANISHA DEVI (Guarantor & mortgagor) Village Chakmada Rari Bujurg Bindki Fatehpur 212664	encumbrances in the knowledge of Secured creditor.	deposited if any after the demand notice.				
3.	Mrs.Vineeta Singh W/o Lt.Tribhuvan Singh(Borrower) and Rudra Pratap Singh S/o Lt.Tribhuvan Singh [Legal Hire of Lt. Tribhuvan Singh(Co-Borrower)] Address: Akbarpur,Kajiyana Bindki Fatehpur,Pin 212635	1.Equitable mortgage of land and building build over in residential plot at Khata no 537,gata no 809 Akbarpur Pargna & Tehsil Bindki, District Fatehpur admeasuring area 47 Square Meter in the name of Mrs.Vineeta Singh W/o Lt.Tribhuvan Singh. Boundaries: East:- Plot No.28, West:- Open Land North:- Plot of Indradhar, South: 20Mtr wide road 2. Equitable mortgage of land and building build over in residential plot at Khata no 60, gata no 842 Akbarpur Pargna & Tehsil Bindki, District Fatehpur admeasuring area 47 Square Meter in the name of Mrs.Vineeta Singh W/o Lt. Tribhuvan Singh. Boundaries: East:- Plot No.28, West:- Open Land North:- Plot No.30, South: Plot No 29. Actual Boundaries of the composite property: East: Open Plot, West: Open Plot, North: Open Plot, South: 20' Wide Road.	Rs.15,18,620.42 as on 13.02.2025 plus further interest and other charges thereon if any after the date 13.02.2025	1) 24.03.2026 13:00 Hrs to 17:00 Hrs 2) 24.03.2026 17:00 Hrs	1.Rs.21,65,000.00 (RP) 2.Rs.2,16,500.00 (EMD) 3.Rs.25000.00 (BID INCREASE AMOUNT)	Symbolic Possession (DM permission Available)	From 16.02.2026 to 23.03.2026 Time: 11:00a.m to 4:00p.m.
4.	M/S RITIK IMMITATION & COSMETICS Proprietor Mrs. Renu Gupta (Borrower) House No. 199 A, Mohalla- Deviganj, District- Fatehpur, Uttar Pradesh- 212601. Mr. Ayodhya Prasad Gupta (Guarantor) House No. 199 A, Mohalla- Deviganj,	All the part and parcel of the residential house built on properties acquired through two sale deeds consisting of Area-68 s.q.m. and Area-70 s.q.m. situated at Khasra No. 13, Bhikharipur Paragna, Tehsil and District- Fatehpur in the name of Mrs. Renu Gupta w/o Ayodhya Prasad Gupta and Mr. Ayodhya Prasad Gupta s/o Rameshwar Prasad Gupta respectively now the house being numbered as 199A, Mohalla Deviganj, Pargana and District- Fatehpur 212601. Boundaries as per sale deed of Renu Gupta: East-House of Rampyari and Angoori Devi, West-Plot of Ayodhya Prasad Gupta, North – Rasta Kachha 10 ft, South- Rasta Kachha 4 ft.	Rs.32,15,079.41 (As per Demand Notice dated 06.12.2021) + Interest Reversal + Uncharged Interest up to realization of bank's dues + any other charges/ expenses, less amount deposited if any	1) 24.03.2026 13:00 Hrs to 17:00 Hrs 2) 24.03.2026 17:00 Hrs	1.Rs.34,84,000.00 (RP) 2.Rs.3,48,400.00 (EMD) 3.Rs.25000.00 (Bid Increase Amount)	Symbolic Possession (DM permission Available)	From 16.02.2026 to 23.03.2026 Time: 11:00a.m to 4:00p.m.

	District- Fatehpur, Uttar Pradesh- 212601.	AND Boundaries as per sale deed of Ayodhya Prasad Gupta: East-Door of Amritlal, West-Rasta Kachha 10 ft, North –Rasta Kachha 10 ft, South- Rasta 4 ft after door of jagdei. No other known encumbrances in the knowledge of Secured creditor.	after the date 28.11.2021.				
5.	M/S BOMBAY TRADERS Proprietor Mrs.Shabeeha Begum D/o Abdul Rahuf Khan Late.Qamar Ali S/o Mahaboob Ali(Guarantor & mortgagor) Legal Heirs:- 1. Shahnawaj Ali S/o Lt Qamar Ali, 2. Shahjad Ali S/o Lt Qamar Ali, at Premises No 26-B & 13-A (old) Mohalla Pani Tehsil & District Fatehpur,UP Pin 212601	Land Building at Premises No 26-B & 13-A (old), Mohalla Pani Tehsil & District Fatehpur, UP Pin 212601,Area-93 Sq.mt,in the name of Mr.Qamar Ali S/o Mehbboob Ali. Boundaries: (As per valuation report dated 04.02.2025):East: C.C.Road West: House of Haji Mohd. Waqar North: House Of Mumtaz Mohd. South: House of Mr.Jafar Ali. No other known encumbrances in the knowledge of Secured creditor.	Rs.31,16,439.36 /-(including interest upto 08.12.2023 + & Other charges from 08.12.2023 less deposit if any.	1) 05.03.2026 13:00 Hrs to 17:00 Hrs 2) 05.03.2026 17:00 Hrs	1.Rs.25,65,000.00 (RP) 2.Rs.2,56,500.00 (EMD) 3.Rs.25000.00 (Bid Increase Amount)	Symbolic Possession (DM permission Available)	From 16.02.2026 to 04.03.2026 Time: 11:00a.m to 4:00p.m.
6.	MR RAHUL KUMAR S/O MR MUNNA LAL SS-672 and SS-673 Sector H, LDA colony, Kanpur Road Yojana Near Ashiyana Chauraha, Lucknow,UP, Pin 226012 (Borrower/Mortgagor)	1.Equitable mortgage of land and building build over in residential Plot no SS-673/H situated at sector H, Kanpur Road Yojana Lucknow admeasuring 27 Square Meter in the name of Mr.Rahul Kumar S/o Munna Lal . Boundaries: As per Sale deed No.10851: East:- Bhawan No.S.S.672/H, West:- Bhawan No.S.S.674/H North:-Bhawan No.S.S.658/H, South: Path 2. Equitable mortgage of land and building build over in residential Plot no SS-672/H situated at sector H, Kanpur Road Yojana Lucknow admeasuring 27 Square Meter in the name of Mr.Rahul Kumar S/o Munna Lal .	Rs.45,76,062.35 as per Demand Notice dated 21.08.2023 Plus further interest and other charges thereon.	1) 24.03.2026 13:00 Hrs to 17:00 Hrs 2) 24.03.2026 17:00 Hrs	1. Rs.37,57,000/ (RP) 2.Rs.3,75,700/- (EMD) 3.Rs.25000.00 (BID INCREASE AMOUNT)	Symbolic Possession (CMM permission under process)	From 16.02.2026 to 23.03.2026 Time: 11:00a.m to 4:00p.m.

		Boundaries: As per Sale deed No.10853: East:- Bhawan No.S.S.671/H, West:- Bhawan No.S.S.673/H, North:- Path, South: Bhawan No.S.S.669/H. No other known encumbrances in the knowledge of Secured creditor.					
For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and https://baanknet.com/eauction-psb/x-login Prospective bidders may contact the Authorized Officer on Mobile No. 7704909226/7704909221. STATUTORY 30/15 Days SALE NOTICE UNDER SARFAESI ACT,2002[proviso 6 (2) & 8 (6) & 9(1)], Read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002							
E-Auction Sale Notice Date: 02.02.2026 Place: Fatehpur				Sd/-Authorized Officer , Bank of Baroda, ROSARB Fatehpur Branch			

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. **baanknet.com/eauction-psb/x-login** on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **baanknet.com/eauction-psb/x-login** (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.
2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.
3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with baanknet.com/eauction-psb/x-login Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in baanknet.com/eauction-psb/x-login and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will be returned without interest.



4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID support.ebkray@psballiance.com
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of baanknet.com/eauction-psb/x-login
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on baanknet.com/eauction-psb/x-login using mobile number and email ID.
 - Upload requisite KYC Documents.
 - Pay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.
 - Submission of bid shall be through Online mode on the auction date and time.
 - In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.
5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.



- 8.** The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
- 9.** Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.
- 10.** Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.
- 11.** On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.
- 12.** No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.



13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

16. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.



17. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

18. The Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

19. The sale is subject to confirmation by the Secured Creditor Bank.

20. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No.NIL Mobile **7704909226/221**

Name : Mr. Amit Mishra
Authorised Officer
Bank of Baroda

Date: **02.02.2026** Place :- Fatehpur

