



Ref:BOI/GZP/ARD/SN/25-26/04

Dated- 09-04-2026

To,

Borrower Name and Address:

1. M/s Roshan Traders
Address: Maharajganj (Near Bharat Petrol Pump)
Ghaziipur, UP- 233002.
2. Mr. Deep Roshan S/o Lallan Ram (Proprietor)
Address: 53 village Saheri, Sadar
Ghaziipur, UP- 233302.

Guarantor Name and Address:

1. Mrs Priyanka Devi W/o Hareram
Address: Village: Barendra, Post: Harhari, Barendra
Ghaziipur, UP 233226

Respected Sir/Madam,

Re: Sale of Secured Asset under the provisions of SARFAESI Act 2002.

Subsequent 15 days Sale Notice under Proviso to rule 9(1) of Security Interest (Enforcement) Rules, 2002

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 that the below mentioned immovable property mortgaged to Bank of India the Symbolic possession of which has been taken by the Authorized Officer of Bank of India will be sold on "As is where is", "As is what is", and "Whatever there is" basis by the Authorized Officer on 28.04.2026, for recovery of Rs. 40,96,291.16 + interest w.e.f 21.05.2025 and other applicable charges due to the Bank of India Ghaziipur Branch from M/s Roshan Traders ,Mr. Deep Roshan S/o Lallan Ram (Proprietor) and Mrs Priyanka Devi W/o Hareram(Guarantor). The reserve price will be Rs 10.76 lakhs and the earnest money deposit will be Rs 1.08 lakhs.

Description of the immovable property:-

Land & Building, Plant & Machinery situated at Arazi No: S-1300 Mauza: Saheri Pargana: Ghaziipur Tehsil & Dist: Ghaziipur in the name of Mr Deep Roshan, Area: 2868.61 sqft.

Boundaries of the property: -

As per Sale Deed	As per site
East - Chak Road 9'0 ft wide	East - Kachcha Road 10' wide
West - P/o Sursati & Ravi	West - P/o Sursuti & Ravi
North - P/o Deep Roshan(Gift)	North - P/o Deep Roshan (Gift)
South - P/o Sursati and Ravi	South- P/o Sursuti & Ravi

The auction sale will be 'Online e-auction / bidding' on 'AS IS WHERE IS', 'AS IS WHAT IS BASIS' and 'WHATEVER THERE IS' through the website <https://baanknet.com> on 28.04.2026 from 11 am to 5 pm For detailed terms and conditions of the sale, please refer to the link provided in Bank of India (secured creditor's) website www.bankofindia.co.in/Dynamic/Tender. You may also participate in the sale process of e-auction.

For BANK OF INDIA

Authorized Officer

Date: 09-04-2026
Place: Ghaziipur

Authorized Officer
Bank of India, Ghaziipur Branch

Classification: Internal