



APPENDIX- IV-A

[See proviso to rule 8 (6) read with Rule 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 proviso to Rule 8 (6) read with Rule 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 symbolic 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 on **23.04.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs.25,02,314/- + interest from date 21.10.2024 + other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower/s Mrs. Raj Kumari Devi W/o Mr. Ratan Shah and Co-Borrower Mr. Vijay Shah S/o Ratan Shah, and Mr. Ajay Kumar Shah S/o Mr. Ratan Shah, Address: H.No. 3-D-4, Bagal Ki Jhopadi Before Club No. 01, Ward No. 02, Obra, Parshoi, Sonbhadra-231219 (UP).** The Reserve Price will be **Rs. 24,27,000/- (Rupees Twenty Four Lac Twenty Seven Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs.2,42,700/- (Rupees Two Lac Forty Two Thousand Seven Hundred only).** EMD to be deposited on or before 23.04.2026 and the date of inspection is 22.04.2026.

Property Detail is as under:

All that part & parcel of immoveable property consisting of Land & Building situated at Arazi No. 4208 Kh Area 126.5 sq. mtr. i.e. 0.01265 Hectare at Village Billi Markundi, Pargana Agori, Tehsil Obra, Distt. Sonbhadra -231219 (Uttar Pradesh) in the Name of Mrs. Raj Kumari Devi W/o Mr. Ratan Shah.

Boundries:

East: Land of Ramrati Devi.

West: Land of Sangita Devi.

North: Land of Seller.

South: Proposed Kachha Rasta 10.00 ft. wide

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Baroda's (Secured Creditor's) website i.e. www.bankofbaroda.bank.in/e-auction.htm & <https://baanknet.com>

For Bank of Baroda

(N. R. Agarwal)

Chief Manager/Authorised Officer

Date: 02.04.2026

Place: Varanasi