

Branch - NB Dharamshala [Near Prem Nagar Ashram, Ranipur More, Haridwar -249401 Mob-847700009453 E-Mail-blyhar@bankofbaroda.co.in]

Sale Notice for Sale of Immovable Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (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 of dues in below mentioned account/s. 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 -

S r o.	Name & address of Borrower/s / Guarantor/ Mortgagors	Short description of the immovable property with any known encumbrances, if any	Total Dues. (As per SARFAESI 13-2)	Date and Time of e-auction.	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property date & Time. Inspection
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Authorised Officer
Bank of Baroda

Bank of Baroda, Chandracharya Chowk Branch, Ranipur More, Haridwar,
District- Haridwar-249401 (Uttarakhand)
Email- blyhar@bankofbaroda.com



1	M/s Miracle Life Sciences Proprietor - Mr. Alpesh Kumar Mansukhlal Patel, 148, Bahadarpur Saini, Post Daultpur, Tehsil Roorkee, Haridwar, Uttarakhand - Pin - 247667. (Borrower & Mortgager)	1. Industrial property comprising of factory land and building situated at Khasra No. 148, Village- Bahadrabad Saini Ahatal, Behind PatanjaliYogpeeth, Pargana and Tehsil-Roorkee, District-Haridwar, Uttarakhand, admeasuring 1755 Square Meter or 0.1755 hectare owned by M/s. Miracle Life Sciences Prop. Mr. Alpesh Kumar Mansukhlal Patel vide Sale deed no.1925 dated 12.04.2006..	Rs.2,64,11,831.11/- (Principal Amount being Rs. 2,58,03,293.8/- and Interest amount being Rs. 6,08,537.31/- as on 24.01.2025) plus unapplied interest w.e.f. 01-01-2025 and other charges at the contractual rate plus cost, other charges and expenses till the date of payment	19.05.2026 From 2.00 PM to 6.00 pm	Property no. 1 1. Reserve Price: Rs. 3,90,99,915.00/- (Rupees Three Crore Ninety Lakh Nine Thousand & Nine Hundred and Fifteen Only) 2. Earnest Money Deposit: Rs.39,09,992/- (Rupees Thirty Nine Lakh Nine Thousand & Nine Hundred & Ninety Two Only) 3. Bid increased amount : Rs.1,00,000/- (Rupees One Lakh Only)	Physical	01.05.2026 to 15.05.2026 between at 10.00 AM to 4.00 PM
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Bank of Baroda

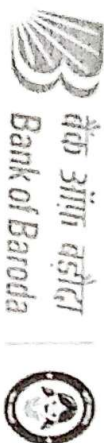
Bank of Baroda, Chandracharya Chowk Branch, Ranipur More, Haridwar,
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Mrs. Brindaben Alpeshbhai Patel(Guarantor) W/o Mr. Alpesh Kumar Mansukhlal Patel, R/o 341, Behind Ganga View Hotel, Near Govindghat, Govindpuri, Jwalapur Town, Haridwar, Uttarakhand 249407 (Guarantor)	The property is bounded and butted as: East: Way 20 Feet Wide West: Land of Saini Ji and Others North: Land of Ashok Kumar and Others South: Land of Shri Kishar Kumar CERSAI: Asset ID - 200039475764 Security Interest ID - 400039542575 2. Hypothecation of entire plant and machinery available at Khasra No. 148, Village- Bahadrabad Saini Ahatmal, Behind PatanjaliYogpeeth, Pargana and Tehsil- Roorkee, District- Haridwar, Uttarakhand,.			Plant and Machinery 1. Reserve Price: Rs.90,34,497/- (Rupees Ninety Lac Thirty four Thousand Hundred & Ninety Seven only) 2. Earnest Money Deposit: Rs.9,03,449/- (Rupees Nine Lakh Three Thousand Four Hundred & Forty Nine Only) 3. Bid increased amount : Rs.50,000/- (Rupees Fifty Thousand Only)		01.05.2026 to 15.05.2026 between at 10:00 AM to 4:00 PM
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Authorized Officer

Bank of Baroda



For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Mobile **8477009453**

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The Borrower/ guarantor/mortgagors are hereby notified to pay the sum as mentioned above along with up- to-date interest and ancillary expenses before date of auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 29.04.2026

Place: Haridwar

Authorised Officer, Bank of Baroda.

A handwritten signature in blue ink, appearing to be 'A. K. Singh', written over a blue circular stamp.

Bank of Baroda

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