



Sale Notice for Sale of Immovable Properties Under the proviso to Rule 9(1)

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 9(1) of the Security Interest (Enforcement) Rules, 2002.
Notice is given to the public in general and in particular to the Borrower(s) and Guarantors(s) that the below described immovable properties mortgaged/charged to Bank of India the constructive/physical 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.

The last date for submission of EMD/Documents is 25.05.2026, 05:00 PM
Date and Time of E-Auction 26.05.2026, (11:00 AM to 05:00 PM)

S. No.	Name & Address of Borrowers & Guarantors/Amount Outstanding	Description of the Properties/ Type of Possession	Reserve Price (RP) Earnest Money (EMD) ₹
Branch: Asset Recovery Branch, Lucknow, Senior Manager, Amit Yadav, Mob.: 9415389015			
1.	1. M/s Nitisha Trading Company, a Proprietorship Firm through its proprietor Ms. Nikita Agarwal W/o Mr. Dhiraj Agarwal, Khasra No. 326 V, Muttakipur, IIM Road Lucknow-226021 (U.P.) 2. Mrs. Nikita Agarwal Wife of Mr. Dhiraj Agarwal, House No. 47, Sector-I, Jankipuram Yojana, Jankipuram Lucknow-226021 3. Mr. Neeraj Agarwal S/o Late Surendra Kumar Agarwal, Flat No. A 1/6 PR, 6th Floor, Paradise Palm, IIM Road, Near Maharishi University, Bhitoli Khurd Lucknow-226020 (U.P.), & 109/5 G, Model House, Near Post Office Lucknow-226001 (U.P.) 4. Mr. Dhiraj Agarwal S/o Late Surendra Kumar Agarwal, House No. 47, Sector-I, Jankipuram Yojana, Jankipuram Lucknow-226021 & 109/5 G, Model House, Near Post Office Lucknow-226001 (U.P.), & Flat No. 404, 4th Floor, Block-B, Goel Enclave, Phase-4 Ganeshpur, Rehmanpur Lucknow-226028 (U.P.) (Guarantor(s)-Mortgagors) Demand Notice Dated: 25.06.2025, Amount ₹ 2,26,12,817.77 (as on 06.04.2026) + Interest & Other expenses	All that part and parcel of the property consisting of Flat No. A 1/6 PR, 6th Floor, Paradise Palm (Group Housing Residential Apartment), built on Plot/Khasra No. 109 SA, Raipur, Lucknow, Uttar Pradesh admeasuring 1517.00 Sq. Ft. in the name of Mr. Neeraj Agarwal Boundaries: East: Passage 7.5, West: Open, North: Open, South: Wall of Stair Case & Lobby (Possession-Symbolic)	₹ 61,20,000/- ₹ 6,12,000/-
2.	Borrower: M/s Lala Fateh Chandra Harish Chandra & Sons, Prop-Smt. Meena Singhal, Add.- 24, Kulbhaskar Complex G B Marg Lucknow-226018 Proprietor-Smt. Meena Singhal W/o Mr Harish Chandra Singhal, Add.1-108/53, Gagani Shukul ka Talab, Model House, Aminabad, Lucknow-226018, Add.2-Shop/Hall No. 01, Built on house no 529/597, situated at F.F of Sky Castle Tower, Picnic Spot Road, Rahim Nagar, Lucknow-226006 Guarantor-Mr Kamlesh Kumar S/o Mr Raj Kumar Verma, Add.- 108/53, Gagani Shukul ka Talab, Model House, Aminabad, Lucknow Demand Notice Dated: 25.05.2022, Amount ₹ 62,12,906.92 +Interest & Other expenses	Shop/Hall No. 01 Built on House No 529/597, situated at First Floor of Sky Castle Tower, Picnic Spot Road, Rahim Nagar, Ward Mahanagar, District Lucknow, Area-109.665 Sq. Mtr, Owner: Mrs Meena Singhal W/o Mr Harish Chandra Singhal, Boundaries:East-Lift & stair space, West-Open parking and thereafter road North-Shop/Hall no. 2, First Floor, South-Plot/House of Om Prakash Maurya (Possession-Physical)	₹ 58,50,000/- ₹ 5,85,000/-
3.	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 Demand Notice Dated: 04.11.2011, Amount ₹ 79,79,000.00, +Interest & Other expenses	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 26.05.2026: 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. (Possession-Physical)	₹ 58,00,000/- ₹ 5,80,000/-
4.	M/s Maa Seravali Entt. Udyog, Village & Post Umapur Faizabad Partner-Mr. Anil Dev Verma S/o Ashok Verma, Vill-Rechh, Post Umapur, Dist- Faizabad Partner-Mr. Ram Suresh Verma S/o Shiv Baran Verma, Vill- Jamuniyabag, PO- Pilkhanwa Dist- Faizabad Guarantor-Mortgagor-Mr. Ghirrau Prasad S/o Madhav Ram, Vill & Post Umapur Dist- Faizabad Guarantor-Mortgagor-Mr. Ashok Kumar Verma S/o Shiv Karan, Vill- Rechh, Post Umapur Dist- Faizabad Demand Notice Dated: 06.07.2021, Amount ₹ 51,00,168.26, +Interest & Other expenses	All that part & parcel of the property consisting of Land & Building situated at Plot No. 575 at Vill- Rechh, Mawai within the registration Sub District Rudauli, Dist- Ayodhya, UP, Owner: Mr. Gihrrau Prasad S/o Madhav Ram & Mr. Ashok Kumar Verma S/o Shiv Karan (Guarantors) Admeasuring- 0.343 Hectare, Boundaries:-East: Khet of Jag Prasad, West: Khet of Ram Lallan Yadav, North: Khet of Lallan Mirza, South: Khet of Ram Sagar (Possession-Symbolic)	₹ 47,00,000/- ₹ 4,70,000/-