

बैंक ऑफ़ इंडिया

Bank of India

BOI



Relationship beyond Banking

Moghalsarai Branch

Address: G.T. Road, Nai Basti, PDDU Nagar, Moghalsarai Chandauli U.P.

To,

- 1- M/s S.S. India, (Proprietorship firm) Through Proprietor: Mr. Umesh Narayan Singh
Address: Plot No.194, Chandasi Road, Moghalsarai, PDDU Nagar,
District Chandauli, U.P. – 232101
- 2- M/s Balaji Coal Company, (Proprietorship firm) Through Proprietor: Mr. Umesh Narayan Singh
Address-1: H.No.693, Kailaspuri, Bechupur, Moghalsarai, PDDU Nagar, District Chandauli,
U.P. – 232101
Address-2: Plot No.73/1, Chandashi, Moghalsarai, , PDDU Nagar, District Chandauli, U.P. –
232101
- 3- Mr. Umesh Narayan Singh (Proprietor/legal heir), S/o Shri Surendra Singh, R/o BP – 463,
Kailashpuri, Moghalsarai, District Chandauli, U.P. 232101.
- 4- Estate of deceased Surendra Singh S/o Ram Adhar Singh (Guarantor) and Shanti Singh W/o
Late Surendra Singh (Mortgagor/ Guarantor),
 - a. Mr. Amit Singh, S/o Late Surendra Singh and Shanti Singh (legal heir), R/o BP – 463,
Kailashpuri, Moghalsarai, District Chandauli, U.P. 232101.
 - b. Ms. Pratibha Singh, D/o Late Surendra Singh and Shanti Singh (legal heir), R/o BP –
463, Kailashpuri, Moghalsarai, District Chandauli, U.P. 232101.
 - c. Mr. Umesh Narayan Singh (Principal Borrower/Proprietor/ legal heir), S/o Shri
Surendra Singh and Shanti Singh, R/o BP – 463, Kailashpuri, Moghalsarai, District
Chandauli, U.P. 232101. For himself and All others unknown legal heirs (if any)

Respected Sir/Madam,

Re: Sale of Secured Assets under the provisions of SARFAESI Act 2002

Sale Notice for 30 days under rule 8(6) 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, Moghalsarai branch will be sold on "As is where is", "As is what is", and "Whatever there is" basis by the Authorized Officer on 26th May 2026, for recovery of Rs. 2,33,76,685.40 (Rupees Two Crore Thirty Three Lakh Seventy Six Thousands Six Hundred Eighty Five and Fourty Paise) + uncharged interest thereon and other applicable Charges due to the Bank of India from , [1] M/s S.S. India, (Proprietorship firm) Through Proprietor: Mr. Umesh Narayan Singh, [2] M/s Balaji Coal Company, (Proprietorship firm) Through Proprietor: Mr. Umesh Narayan Singh, [3] Mr. Umesh Narayan Singh (Proprietor/legal heir), S/o Shri Surendra Singh, [4] Estate of deceased- Surendra Singh (Guarantor) s/o Ram Adhar Singh and Shanti Singh (Mortgagor/ Guarantor), W/o Surendra Singh [4a] Mr. Amit Singh, S/o Late Surendra Singh (legal heir), [4b] Ms. Pratibha Singh, D/o Late Surendra Singh (legal heir), [4c] Umesh Narayan Singh (Principal Borrower/Proprietor/ legal heir), S/o Shri Surendra Singh for himself and All others unknown Legal heirs (if any). The reserve price will be Rs.2,53,00,000/-

(Rupee Two Crore Fifty Three Lakh) and the earnest money deposit will be Rs.25,30,000/- (Twenty Five Lakh Thirty Thousands).

Description of the immovable property

EQM of Property situated at Arazi No 14 & 15, Mauza - Bechupur, Pargana - Mawai, Distt Chandauli, U.P. (Present address: H.no. BP-693, Kailashpuri, Mughalsarai Chandauli U.P.) Name of Mortgagor/Owner: Smt. Shanti Singh W/o Surendra Singh (Deceased Now), Area: 6425.48 sq.ft.

Boundaries of the property: -

Combined boundaries as per deeds at the time of mortgage	Boundaries as per Last Valuation Report
East - 30 Feet wide Road	East - 30 Feet wide Road
West - H/o Triveni Gupta	West - H/o Triveni Gupta
North - 16 Feet wide Road	North - C.C. Road
South - H/o Manoj Srivastava	South - H/o Manoj Srivastava

Note: - The secured asset, owned by Smt. Shanti Singh (deceased now), W/o Late Surendra Singh, was acquired through two distinct registered sale deeds before being developed as a single unified entity.

- First Part of secured Assets: An area measuring 3,219 sq.ft.(of Arazi 15) was purchased from Mr. Babu Nandan Yadav and Mr. Mangaru Yadav (sons of Raghurai Yadav) via a Sale Deed dated 12/03/1981. This sale deed was duly registered in Book No. 1, Jild No. 206, Pages 136 to 138, as Document No. 389, Bounded As: East- Rasta, West- Land of Keshav, North- Land of Keshav & South- Land of Bhagvandas.
- Second Part of secured Assets: An area measuring 3,206.48 sq.ft. (of Arazi 14&15) was purchased from Smt. Durga Devi, W/o Keshaw Prasad, via a Sale Deed dated 26.09.1986, which was duly registered in Book No. 1, Jild No. 293, Pages 39 to 42, as Document No. 855. Bounded As: East - 30 feet Rasta, West- Land of seller, North-16 feet Rasta & South- House of Purchaser.

Although these parcels purchased at different intervals from separate vendors, they have since been jointly developed and integrated for the purpose of construction. Consequently, the secured asset now stands as a single, cohesive property comprising a total land area of 6,425.48 sq. ft. For this consolidated area, Equitable Mortgages (EQM) created to secure the credit facilities. All relevant title deeds, declarations, and security documents were duly executed by the Mortgagor, Smt. Shanti Singh (deceased now), covering the entirety of the 6,425.48 sq. ft. tract. This ensures that the bank's charge extends over the whole developed area and the structures standing thereon, supported by the integrated chain of title from both sale deed.

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](https://baanknet.com) on **26.05.2026** from **11AM to 5PM** For detailed terms and conditions of the sale, please refer to the link provided in Bank of India (secured creditor's) website www.bankofindia.bank.in/Dynamic/Tender. You may also participate in the sale process of e-auction.

For BANK OF INDIA


Authorized Officer

Authorized Officer/ Chief Manager
Bank of India, Moghalsarai Branch

Place: PDDU Nagar
Date: 21-04-2026