



बैंक ऑफ बड़ौदा Bank of Baroda



बैंक ऑफ बड़ौदा, बी-3, कनॉट सर्कस, कनॉट प्लेस, नई दिल्ली-110001

Bank of Baroda, B-3, Connaught Circus, Connaught Place, New Delhi-110001

Contact No. 8506055369

ईमेल आईडी e-mail ID-connau@bankofbaroda.co.in

[APPENDIX IVA]

[See proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION ONLY

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 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 and Guarantor's that the below described immovable property mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of Bank of Baroda, B-3, Connaught Circus Branch, Connaught Place, New Delhi-110001 Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **07-07-2026**, E-Auction Time: 02:00 p.m. to 06:00 p.m. (unlimited extension of 10 minutes) for recovery of **Rs. 5,91,56,973.98 (Rupees Five Crore ninety one lakh fifty six thousand nine hundred seventy three and ninety eight paise only) as on 27-05-2026 and interest w.e.f. 28-05-2026 & Expenses thereon** to Borrower M/s Gajanana Hospitality Private Limited and Guarantors Mr. Amit Dias S/o Late Shri. H. Dias, Mr. Mohit Anand s/o Anand Kishor Nigam & Mrs. Aruna Dias W/o Late Shri H. Dias.

The reserve price will be Rs. 2,06,00,000.00 (Rs. Two Crore Six lakh only) and the money deposit will be Rs. 20,60,000.00 (Rs. Twenty lakh sixty thousand only) and Bid Increase of Rs. 20,000 (Rs. Twenty thousand only).

The inspection of the property can be done on 03.07.2026 at 12:00 p.m. to 2:00 p.m. by taking prior appointment from the authorized officer during office hours.

(Description of the immovable property with known encumbrances, if any)

Residential House no. 18/219 measuring East 9.30 meter, West 9.30 meter, North 19.50 meter, South 19.50 meter admeasuring 181.35 sq meters with constructed area 199.814 sq meter situated at Vitya Poshit Yojna and City Name Indira Nagar Vistar Yojna Lucknow owner of the property Mrs. Aruna Dias W/o Late shri H. Dias & Mr. Amit Dias S/o Late Shri H. Dias (Mortgagor of M/s Gajanana Hospitality Private Limited) bounded as under: East – Road, West – Bhawan Shankhya 18/287, North – Bhawan Sankhya 18/220, South – Bhawan Sankhya 18/218 . CERSAI Assets ID: 200089042001
(As per the records available with the branch and to the best of our knowledge, there are no other encumbrances existing against the said property)

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Baroda the Secured Creditor's website i.e. <https://www.bankofbaroda.in/e-auction.htm> and the service provider website <https://baanknet.com> and if any query/information may be contact Authorized officer Mr. Sudhir Kumar Agarwal, Chief Manager Contact Number-8506055369 Email: connau@bankofbaroda.co.in

सुधीर कुमार अग्रवाल
For BANK OF BARODA

Authorised Signatory

बी-3, कनॉट सर्कस, नई दिल्ली-110001
B-3, Connaught Circus, New Delhi-110001

Date: 27-05-2026

Place: New Delhi

(Sudhir Kumar Agarwal) Authorised office, Bank of Baroda