



बैंक ऑफ बड़ौदा
Bank of Baroda

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 Securitisation 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), Guarantor(s) and Legal Heirs(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 **05.06.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs.1,14,28,206.00 (Rupees One Crore Fourteen Lacs Twenty Eight Thousand Two Hundred Six only)** as on **31.01.2020 + interest + other expenses (as per Demand Notice dated 31.07.2020)**. The present contractual dues as on **13.05.2026 is Rs.2,76,96,088.93 (Rupees Two Crore Seventy Six Lacs Ninety Six Thousand Eighty Eight and paise Ninety Three only) + interest + other expenses**, due to Bank of Baroda (Secured Creditor) from Borrower **M/s Ishta Ratanashila Company** through its Partners and Guarantors (1) Late Mr. Ishta Narayan Mishra represented through his legal heirs Mr. Kamalakar Mishra, Mr. Diwakar Mishra (sons) and Mrs. Rekha Pandey (daughter) (2) Mr. Kamlesh Kumar Mishra and (3) Mrs. Rekha Pandey, having its Registered office at Gram Dharawal, Bhatauli, Meja, Prayagraj, Uttar Pradesh-212302 and the Guarantors Late Mr. Ishta Narayan Mishra represented through his legal heirs (Mr. Kamalakar Mishra r/o A/3/9, A Block, Kamdhenu Apartment, Marine Drive Road, Kadma, Jamshedpur-831005, Jharkhand, Mr. Diwakar Mishra (son) and Mrs. Rekha Pandey (daughter) (2) Mr. Kamlesh Kumar Mishra s/o Late Shambhu Nath Mishra r/o Village Shukulpur, Tappa 84, Pargana Khairagarh, Tehsil Meja, District Prayagraj- 212302 and (3) Mrs. Rekha Pandey w/o Mr. Sanjay Pandey r/o Maitri Sangh Marg, Dr Shyama Prasad Mukherjee Ward 39, Jagdalpur, District Bastar-494001, Chhattishgarh

The Reserve Price and the Earnest Money Deposit (EMD) will be as under:

Sr. No.	Description of secured assets with boundaries	Reserve Price (Rupees)	EMD (Rupees)
01	Registered Mortgage of Land & Building situated at Arazi No.89, Mauza Shukulpur, Tappa 84, Pargana Khairagarh, Tehsil Meja, District Prayagraj admeasuring 469 Sq. Meters (75 feet by 67 feet) Bounded as under: North- House of Shambhu Nath Mishra and others South- Bhumidhari Land No 88 of Applicant East- House of Lalji Mishra West- Part Land	Rs.34,99,000/- (Rupees Thirty Four Lacs Ninety Nine Thousand only)	Rs.3,49,900/- (Rupees Three Lacs Forty Nine Thousand Nine Hundred only)
02	Registered Mortgage of Land & Building situated at Arazi No.89, Mauza Shukulpur, Tappa 84, Pargana Khairagarh, Tehsil Meja, District Prayagraj admeasuring 525 Sq. Meters (75 feet by 75 feet) Bounded as under: North- House of Ram Raj South- House of Ishta Narayan Mishra East- Boundary of Ishta Narayan Mishra West- Rasta thereafter Part Land	Rs.56,59,000/- (Rupees Fifty Six Lacs Fifty Nine Thousand only)	Rs.5,65,900/- (Rupees Five Lacs Sixty Five Thousand Nine Hundred only)
03	Part portion of Arazi No.279, 280 and 281 situated at Mauza Dharawal, Pargana Khairagarh Tehsil Meja District Prayagraj admeasuring 1.027 Hectare Bounded as under: North- Property of Diwakar Mishra thereafter Shaktiman Infrastructure South- Dharawal West- Land of P P Pandey East- Rasta and Property of Mr. Diwakar Mishra	Rs.22,92,000/- (Rupees Twenty Two Lacs Ninety Two Thousand only)	Rs.2,29,200/ (Rupees Two Lacs Twenty Nine Thousand Two Hundred only)

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.in/e-auction.htm & <https://baanknet.com>


(MANISH SRIVASTAVA)
Chief Manager/Authorised Officer
Date: 13.05.2026
Place: Prayagraj



क्षेत्रीय दबावग्रस्त आस्ति वसूली शाखा/ Regional Stressed Asset Recovery Branch
11-ए/4 नसीबपुर, बख्तियारा, अशोक नगर, प्रयागराज - 211001 (उत्तर प्रदेश) भारत
11-A/4 Naseebpur, Bakhtiara, Ashok Nagar, Prayagraj - 211001 (U.P.), INDIA
फोन/ Ph.: 9554956629 ई-मेल/ Email-sarall@bankofbaroda.com