

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) and Guarantor(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 **28-07-2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 1,25,08,405.09+ interest from date 31-03-2025 + other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower: M/s Mahima Enterprises (Partnership Firm)**, address at Ramna, BHU Varanasi U.P.- 221011 and **Mrs. Urmila Dubey (Partner) and Vijay Kant alias Vijay Kant Dubey (Partner)**, Both Addressed at Gayatri Nagar Colony, Malahiya Ramna Varanasi U.P.- 221011, and **Guarantor M/s Urmila Dubey w/o Mr. Rajesh Kumar Dubey and Vijay Kant alias Vijay Kant Dubey s/o Mr. Rajesh Kumar Dubey** Both Addressed at Gayatri Nagar Colony, Malahiya Ramna Varanasi U.P.- 221011

The Reserve Price will be **Rs.3,47,16,000/- (Rupees Three Crore Forty Seven Lakh and Sixteen Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs.34,71,600/- (Rupees Thirty Four Lakh Seventy one Thousand Six Hundred only)**. EMD to be deposited on or before 27-07-2026 and the last date of inspection is 27-07-2026.

Property Detail is as under:

- 1) All that part and parcel of immovable property at Chak No. 616 Arazhi No. 19/73 Area 0.038 hectare & Chak No. 526, arazi No. 19/74 area 0.025 Hectare and arazi no. 19/73 Area 0.063 Hectare . Total Three Gatas and Total area 0.126 Hectare Situated at Mauza Ramana, Pargana- Dehat Amanat, Tahsil and District- Varanasi, in the name of Mrs. Urmila Dubey w/o Mr. Rajesh Kumar Dubey.

Boundaries as per deed:

East: Remaining Portion of Chak no 526 and Land of Jyoti Singh,

West: Land of Parmanand & Banke Prasad

North: Remaining Portion of Chak no 526

South: Land of Lalman

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>

For Bank of Baroda

(N. R. Agrawal)

Chief Manager/Authorised Officer

Date: 15-06-2026

Place: Varanasi