

Sale Notice for Sale of Immovable/Movables Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

Branch - ROSARB, Dehradun, (Near Mailik Chowk) Mob-8477000402 & 8477000405 E-MAIL: SARDEN@bankofbaroda.co.in)

Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002. E-Auction Sale Notice for Sale of Immovable/Movables Assets under

office is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable/movables property mortgaged/charged to the Secured creditor, 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 for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Short description of the immovable property with known encumbrances, if any	Total Dues.	Date and Time of e-auction.	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
	M/s Miracle Life Sciences Proprietor - Mr. Alpesh Kumar Mansukhlal Patel, 148, Bahadarpur Saini, Post Daulatpur, Tehsil Roorkee, Haridwar, Uttarakhand - Pin - 247667.(Borrower & Mortgagor)	1. Industrial property comprising of factory land and building situated at Khasra No. 148, Village- Bahadrapad Saini Ahatal, Behind PatanjaliYogpeeth, Pargana and Tehsil- Roorkee, District- Haridwar, Uttarakhand, admeasuring 1755 Square Meter or 0.1755 hectare owned by M/s. Miracle Life Sciences Prop. Mr. Alpesh Kumar Mansukhlal Patel vide Sale deed no.1925 dated 12.04.2006..	Rs.3,09,04,175.99/ (Rupees Three crore nine lakh four thousand seventy five rupees and ninety nine paisa only) as on 30.06.2026 plus unapplied interest w.e.f. 01-07-2026 and legal charges, other misc. expences	20.07.2026 02.00 PM to 6.00 pm	1. Reserve Price: Rs. 3,52,75,000/- (Rupees Three crore fifty two lakh seventy thousand rupees only) 2. Earnest Money Deposit: Rs. 35,27,500/- (Rupees Thirty five lakh twenty thousand seven hundred rupees Only) 3. Bid increased amount : Rs.1,00,000/-	Physical	02.07.2026 to 15.07.2026 between at 10.00 AM to 4.00 PM
	Mrs. Brindaben Alpeshbhai Patel(Guarantor) W/o Mr. Alpesh Kumar Mansukhlal Patel, R/o 341, Behind Ganga View Hotel, Near Govindghat, Govindpuri, Walapur Town, Haridwar, Uttarakhand 249407 (Guarantor)	The property is bounded and butted as: East: Way 20 Feet Wide West: Land of Saini Ji and Others					

For BANK OF BARODA

Authorized Officer

Bank of Baroda, ROSARB, Mailik Chowk, Dehradun, District- Dehradun-248001 (Uttarakhand)
Email- sarden@bankofbaroda.com

North: Land of Ashok Kumar and Others South: Land of Shri Kishan Kumar				(Rupees One Lakh Only)		
2. Hypothecation of entire plant and machinery available at Khasra No. 148, Village- Bahadrabad Saini Ahatmal, Behind PatanjaliYogpeeth, Pargana and Tehsil- Roorkee, District- Haridwar, Uttarakhand,.				Plant and Machinery 1. Reserve Price: Rs.58,65,000/- (Rupees Fifty eight lakh sixty five thousand only) 2. Earnest Money Deposit: Rs.6,00,000/- (Rupees Six Lakhs Only) 3. Bid increased amount : Rs.1,00,000/- (Rupees One Lakh Only)	Physical	02.07.2026 to 15.07.2026 between at 10.00 AM to 4.00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://banknet.com> Also, prospective bidders may contact the Authorised officer on Mobile 8477000402 & 8477000405

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The Borrower/ guarantor/mortgagors are hereby notified to pay the sum as mentioned above along with up- to-date interest and ancillary expenses before date of auction, failing which the property will be auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 02.07.2026

Place: Dehradun

Bank of Baroda, ROSARB, Mailik Chowk, Dehradun,
District- Dehradun-248001 (Uttarakhand)
Email- sardeh@bankofbaroda.com


For BANK OF BARODA
Authorised Officer, Bank of Baroda.