



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. 34,10,975.55 (Rupees Thirty Four Lac Ten Thousand Nine Hundred Seveny Five and Paise Fifty Five Only)+ interest from date 08.01.2024+ other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower/s M/s Shree Mahakal Enterprises (Registered office at Village – Ben, P.S. Ilia, Ben, Chakia, Tehsil – Chandauli (U.P.) 232103), through its Proprietor Mr. Abhishek S/o Mr. Arun Kumar, and Guarantor Mr. Chandra Shekhar Pal S/o Mr. Mohan Pal both having same address at Village – Ben, P.S. Ilia, Ben, Chakia, Tehsil – Chandauli (U.P.) 232103,** The Reserve Price will be **Rs. 87,50,000/- (Rupees Eighty Seven Lac Fifty Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs. 8,75,000/- (Rupees Eight Lac Seventy Five Thousand only).** EMD to be deposited on or before 27.07.2026 and the date of inspection is 27.07.2026.

Property Detail is as under:

All part and parcel of immovable property consisting of residential land and building situated at Arazi No. 571 area 0.2340 Hectare, Arazi No. 572 area 0.0630 hectare total 2 gata area 0.2970 Hectare i.e. 2970 sq. mt situated at Mauza- Ven Patti Lehra Pargana Keramgarour Tehsil Chakia District Chandauli, in Name of Mr. Abhishek S/o Shri Arun Kumar.

Bounded by:

East: Pakki Road Chakia Illiya Marg.

West: Khet of Kalavati and others.

North: Road Ben Sihar Marg.

South: Khet of Ram Chandra Pal & Other.

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

For Bank of Baroda

(N. R. Agarwal)

Chief Manager/Authorised Officer

Date: 03.07.2026

Place: Varanasi