



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. 87,65,118.01 (Rupees Eighty Seven Lac Sixty Five Thousand One Hundred Eighteen and Paise One only) + interest from date 09.01.2023 + other expenses (minus amount, if any, paid/recovered the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower M/s Shree Indian Pharma Registered Address K-61/144, Saptasagar Mukund Niketan, Varanasi (U.P.)-221001 through Proprietor Mr. Sanjay Kumar Keshari S/o Mr. Radheyshyam Keshari, Registered Address CK- 65/251, Mohalla-Badi Piyari, Chetganj, Varanasi (U.P.)-221001 and Guarantor Mr. Anil Kumar Kasera S/o Mr. Nandlal Kasera Address CK 65/251, Badi Piyari, Chetganj, Varanasi (U.P.)-221001**. The Reserve Price for Property will be **Rs. 27,05,000/- (Rupees Twenty Seven Lac Five Thousand Only)** and the Earnest Money Deposit (EMD) will be **Rs. 2,70,500/- (Rupees Two Lac Seventy Thousand Five Hundred 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 the part & Parcel of immovable property located at House No. CK 65/377-S area 266.06 sq. ft. i.e. 24.73 sq. mtr. covered area 297.70 (215.50 sq.ft. i.e. 20 sq.mtr. on ground floor + 82.5 sq. ft. i.e. 7.67sq. mtr. on first floor) situated at Mohala Badi Piyari ward Chetganj City Varanasi U.P. property is in the name of Mr. Sanjay Kumar Keshari S/o Mr. Radhyshyam Keshari and Mr. Anil Kumar Kasera S/o Nand Lal Kasera.

Bounded as:

East: Close Lane Pathhar Chowka 4ft. wide

West: House of Ram Ji Yadav

North: House No. CK 65/377

South: H.No. CK 65/377-S-1, and H.No. CK 65/377-S-2,

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