

"IMPORTANT"

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बैंक ऑफ बड़ौदा
Bank of Baroda

Regional Stressed Asset Recovery Branch,
75/1, Mangal Pandey Nagar, Meerut (U.P.) - 250004
Ph: 8477000776 Email: sarmee@bankofbaroda.bank.in

STATUTORY 15/30 DAYS
SALE NOTICE TO BORROWER /
GUARANTOR / MORTGAGOR
AS PER SARFAESI ACT, 2002

Sale notice for sale of Immovable Properties [APPENDIX IV-A refer proviso to 8(6) & 9(1) for Immovable Property]

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) & 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), Mortgagor (s) and Guarantor (s) that the below described immovable property/ies Hypothecated/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 / Mortgagor s	Description of the immovable property	Total Dues.	Date/ Time of e-Auction	Reserve Price EMD Minimum Bid Increase Amount	Status of Possession - (Constructive/ Physical)	Property Inspection Date & Time
1.	1. M/S Shipra Industries Through its Partner Mr Sunil Tyagi and Mrs Seema Tyagi, Registered Office at no. 292/1, Mohkampur Delhi Road, Meerut-250002 U.P. 2. Mr Sunil Tyagi S/o Shri Gajendra Singh Tyagi (Partner in M/s Shipra Industries). Address 1: H. No-E-161, Sector-3 Sushant City NH-58, Meerut-250002, U.P. Address 2: 566/1, Madhav Puram Colony, Mohkampur, Behind Dainik Jagran, Delhi Road Meerut 250002. 3. Mrs Seema Tyagi w/o Mr Sunil Tyagi (Partner in M/s Shipra Industries). Address 1: H. No-E-161, Sector-3 Sushant City, NH-58, Meerut-250002, U.P. Address 2: 566/1, Madhav Puram Colony, Mohkampur, Behind Dainik Jagran, Delhi Road Meerut 250002. 4. Mr. Dharamever Kathuria S/o Shri Khimchandra (Guarantor) H. No.-304, Kathuria Bhawan, Brahmapur Meerut-250002, U. P. 5. Mr. Ashok Gupta S/o- Shri Ram Avatar Gupta (Guarantor) H. No.-93, motor Wali Gali, Begum Bagh, Meerut-250002, U. P.	Equitable mortgage of property a commercial land with any construction thereon measuring 343.64 square meters situated at common plot No. 5 part of Khasra No. 292 situated at village Mohkampur pargana and Tehsil Meerut in the name of Mrs Seema Tyagi w/o Mr Sunil Tyagi and bounded as under: East: Land of other people, West: 16 Feet wide way, North: Plot of Smt Aarati Agarwal, South: 16 Feet wide way, Encumbrance if any- Not known	Rs.43,90,679/- (Rupees Forty-three lakh ninety thousand six hundred seventy nine only) as on 29-11-2025 plus interest, legal expenses and other misc. charges.	25.08.2026 02:00 pm to 06:00 pm	Rs. 1,24,58,000/- Rs. 1,24,580/- Rs. 10,000/-	Constructive Possession	20.08.2026 03:00 pm to 05:00 pm

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction/> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Mobile – 8477000776.

Date: 06.07.2026, Place: Meerut

Authorised Officer, Bank of Baroda

सेन्ट्रल बैंक ऑफ़ इंडिया



Central Bank of India

Regional Office Jaisal Chungi, Meerut (U.P.),
E-mail: recvmeerro@centralbank.co.in

E-AUCTION SALE NOTICE 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 provision to Rule 8 (6) & 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/properties mortgaged/charged to the Central Bank of India, Secured Creditor, the Symbolic/ physical possession of which has been taken by the Authorised Officer of Central Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is", on 24.07.2026 between 11:00 AM to 02:00 PM, for the recovery of dues to the Central Bank of India, Secured Creditor from the following Borrower(s)and Guarantor(s). The Reserve Price and Earnest Money Deposit (EMD) of the property is furnished below.

S. No.	Name and address of Borrowers / Guarantor	Details of the Secured Asset	Date of Possession	Date of Demand Notice & Outstanding Amount	Reserve Price
					EMD Price
					Bid Increase Amount
Date of E-Auction 24.07.2026 between 11:00 PM to 02:00 PM & Last Date & Time for Submission of EMD (online) is on or berofre : 24.07.2026 upto 2:00 PM					
1.	BRANCH: PILKHUWA, HAPUR Borrower: Mr. Nimesh Bharti S/o Mr. Prakash Chand Address1: H. No. 137, Rajeev Vihar, Near Peepal Wala Mandir, Bulandshahar Road, Hapur – 245101 (U.P.); Address 2: LIG House No. L-989 B (2nd Floor), Anand ViharAwasiya Yojna, Hapur	Residential Property, LIG House No. L-989 B (2nd Floor), admeasuring 38 sqr. mtr. situated at Anand Vihar Awasiya Yojna, Hapur, in the name of Mr. Nimesh Bharti s/o Mr. Prakash Chand. Bounded as under: North- Flat No. L-988 B, South- Flat No. L-990 B, East- Flat No.L-980 B, West- Entry & Stairs	03/01/2024 (Physical)	03.08.2023	Rs. 7,90,000/-
				Rs. 7,37,606.00 as on 03.08.2023 + subsequent applicable interest and expenses there upon (Less recovery thereafter if any)	Rs. 79,000/-
					Rs. 10,000/-
2.	BRANCH: SAHARANPUR Borrower: Sh. Rakesh s/o Shri Palla & Smt. Anarkali W/o Shri Rakesh Address: Himmat Nagar, Tyagi wali gali, Paper Mill Road, Saharanpur -247001	Residential Property; House situated at Khasra No. 640 & 642, admeasuring 70.00 sqr. Yards i.e. 58.52 sqr.mtr. At Wake Dara Pathanpura Z.A. Dar Abadi Bhramपुरi Colony, Saharanpur in the name of Mr. Rakesh s/o Mr. Palla. Bounded as under: North: Araji Plot of Sh. Sukhpal, South: Property of Gram Sabha, East: Property of other, West: Raasta 12 feet wide	10/02/2026 (Physical)	31.10.2023	Rs. 12,50,000/-
				Rs.29,38,415.34 as on 31/10/2023 + subsequent applicable interest and expenses there upon (Less recovery thereafter if any)	Rs. 1,25,000/-
					Rs. 10,000/-
3.	BRANCH: JAIL CHUNGI Borrower: M/s Harshvardhan Enterprises Prop. Shri Ishaan Address 1: Plot No. 10, Rajvansh Vihar, Garh Road, Meerut – 250002; Address 2: C-74, Gangadham Colony, Ganganagar, Meerut – 250002, Shri Ishaan S/o Sh. Subodh Kumar Address: C-74, Gangadham Colony, Ganganagar, Meerut – 250002 & Guarantors: 1) Sh. Subodh Chokker S/o Sh. Rakam Singh Address: C-74, Gangadham Colony, Ganganagar, Meerut – 250002 2) Smt. Anuradha W/o Sh. Subodh Chokker Address: C-74, Gangadham Colony, Ganganagar, Meerut – 250002	A Residential House constructed on Plot No. C-74, measuring 114 square meters, situated in Ganga Dham Colony, Phase-3rd, in Khasra No. 137, Mawana Road, Revenue Village Rajpura, Pargana, Tehsil and District Meerut in the name of Smt. Anuradha w/o Shri Subodh Kumar. Bounded as under: North- Other's Property, South- Property Constructed on Plot No. C-75, East- Property Constructed on Plot No. C-85, West- Road 9 meters wide	30/04/2026 (Physical)	13.05.2025	Rs. 82,00,000/-
				Rs. 82,66,315.87 as on 13.05.2025 + subsequent applicable interest and expenses there upon (Less recovery thereafter if any)	Rs. 8,20,000/-
					Rs. 50,000/-

Details of encumbrance over the above property, as known to the Bank - Not Known

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that above described immovable properties mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by theAuthorized Officer of Central Bank of India, (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" (Exclusive of Furniture / Fixture / Stocks / Movables) basis on 24.07.2026 through online web portal (<https://baanknet.com>), for recovery of below mentioned amount dues to the Central Bank of India, Secured Creditor from the above mentioned Borrowers and Guarantors/Mortgagors. The Reserve Price & EMD and other details are mentioned in above table. For Detailed terms and conditions of the Sale, please refer to the link provided in secured creditor's web site www.centralbankofindia.co.in. Last date of deposit of EMD will be 24.07.2026

This may also be treated as notice under Rule 8(6) / Rule 9(1) of security (Enforcement) Rules, 2002 to the Borrower/s and Guarantor/s of the said loan about the holding of e-Auction sale on the above date.

For participating in the E-auction sale, the intending bidders should register their details with the service provider <https://baanknet.com/eauction-psb/bidder-registration> well in advance and shall get user ID & password, intending bidders advised to change only the password. Bidder may visit <https://baanknet.com> for educational videos. Fordetaiied terms & conditions of sale, please refer to the link provided Bank's website: www.centralbankofindia.co.in.

Bidder will register on website <https://baanknet.com/eauction-psb/bidder-registration> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited as per the Instruction provided on the website (<https://baanknet.com>).

The highest and successful bidder should pay the 25% of the bid amount (including EMD amount) on the same or next day of auction. EMD amount shall be forfeited, if the successful bidder fails to pay the 25% of the bid amount within the next day of auction. The entire bid amount should be paid within 15 days of the confirmation of sale. Failure to pay the bid amount within the stipulated time will lead to forfeiture of the amount already paid.

Sale Certificate shall be issued only in the name/softhe person/swho has/have submitted the bid, not in the name of any other person/s. Successful biddershaiibearethe registration costs/stamp duty orany other cost applicable.

The Terms & conditions shall be strictly as per the provisions of the security interest Rules (Enforcement) Rules, 2002.

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

Date : 06.07.2026

Authorised Officer, Central Bank of India