



बैंक ऑफ बड़ौदा Bank of Baroda

Sale Notice For Sale Of Immovable Properties
"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 6 (2) & 8 (6) 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 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/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)	Detailed description of the immovable property with known encumbrances, if any	Total Dues as on 16.07.2026	Date of e-Auction/ Time of E-auction (Start Time to End Time)	Reserve Price/ Earnest Money Deposit (EMD)/ Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection Date & Time
1	Sunil Kumar Kushwaha Add: House No. 1/728, Ambedkar Puran Awas Vikas Scheme No. 3, Kalyanpur, Kanpur, Pin Code: 208017	All the part and parcel of the land and building at house no. 1/728, Ambedkar Puran, Awas Vikas, Scheme no. 3, Kalyanpur, Kanpur Nagar admeasuring are of 118.75 sqmt Boundaries East- 7.50 meter road West: Plot no. 1/785, 1/786 North: Plot no. 1/729 South: Plot no. 1/727	Rs. 6939746.54 plus further interest w.e.f. 12.07.2026 thereon at the contractual rate with monthly rests plus costs, charges and expenses till date of payment	24.08.2026 02:00PM To 04:00PM	Reserve Price: Rs. 9212700.00 Earnest Money Deposit (EMD): Rs. 921270.00 Bid Increase Amount: Rs. 50,000 Last EMD Date: 23.08.2026	Constructive	22.08.2026 04:00PM to 05:00PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction> and <https://baanknet.com>. Also, prospective bidders may contact the Authorised officer on Mobile 8477009387.

Date: 17.07.2026
Place: Kanpur (UP)

प्राधिकृत अधिकारी
Authorized Officer
Bank of Baroda
बैंक ऑफ बड़ौदा

कन्नौज, बड़ा बाजार, कन्नौज (उ.प्र.), भारत

Kannauj, Bara Bazaar, Kannauj (U.P.), India

फोन / Phone +91 5694-234615, 8477009387 वेब / Web : www.bankofbaroda.com

ई-मेल/ E-mail : blykan@bankofbaroda.com . Toll Free No. 1800 102 44 55, 1800 22 33 44