

Ref : BR/ADV/NPA/Sale/08

Dated: 09.07.2026

To,

1. Mr. Umesh Jaiswal (Borrower deceased) & Ms. Priti Jaiswal (Co Borrower)

2. M/s Prabha Engineering Construction Proprietor- Mr. Umesh Jaiswal (Deceased) The Estate of the deceased Mr. Umesh Jaiswal represented by legal heirs Viz. i) Ms. Priti Jaiswal (Wife) ii) Mr. Aviral Jaiswal (Son) Minor through Natural Guardian Mrs. Priti Jaiswal.,

Respected Sir/Madam,

Re: Sale of Secured Asset under the provisions of SARFAESI Act 2002.

Subsequent 15 days Sale Notice under Proviso to rule 9(1) of Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given that the below mentioned immovable property mortgaged to Bank of India the Symbolic possession of which has been taken by the Authorized Officer of Bank of India will be sold on "As is where is", "As is what is", and "Whatever there is" basis by the Authorized Officer on 25th June 2025, for recovery of **4,67,73,150.57 (Four Crore sixty Seven lakh Seventy Three thousand One Hundred Fifty rupees and Fifty Seven Paise) + interest w.e.f. date 26.11.2024 + Other Charges** due to the Bank of India (Secured Creditor) from **M/s Prabha Engineering Construction Proprietor- Mr. Umesh Jaiswal (Deceased) The Estate of the deceased Mr. Umesh Jaiswal represented by legal heirs Viz. i) Ms. Priti Jaiswal (Wife) ii) Mr. Aviral Jaiswal (Son) Minor through Natural Guardian Mrs. Priti Jaiswal.**

Description of the Immovable Mortgage Properties

EQM of the property situated at Flat No. 204 Second Floor of Ananda Palms, built over part of freehold site no 19A/2, Mohalla Thornhill Road (Naseebpur Bakhtiara) District Allahabad measuring 1610 Sqft super built up area in the name of Mr. Umesh Jaiswal & Ms. Priti Jaiswal with boundaries

As per deed: -

- 1) East- Open Set Back**
- 2) West- Common Passage thereafter Flat No. 203 on Second Floor**
- 3) North- Open space thereafter Flat No. 206 on Second Floor**
- 4) South- Open space thereafter Flat No. 202 on Second Floor**

As per valuation report:-

- 1) East- Open Set Back**
- 2) West- Common Passage thereafter Flat No. 203 on Second Floor (R.N. Beri & Lalita Beri)**
- 3) North- Open space thereafter Flat No. 206 on Second Floor (Dr. Mohit Shukla)**
- 4) South- Open space thereafter Flat No. 202 on Second Floor (Shweta Anand)**

The reserve price of Land & Building is Rs 172.67 lakhs and Earnest Money Deposit is Rs 17.27 lakhs.

The auction sale will be 'Online e-auction / bidding' on 'AS IS WHERE IS', 'AS IS WHAT IS BASIS' and 'WHATEVER THERE IS' through the website <https://BAANKNET.com> on 28.07.2026 from 11:00 am to 5.00 pm For detailed terms and conditions of the sale, please refer to the link provided in Bank of India (secured creditor's) website www.bankofindia.co.in/Dynamic/Tender. You may also participate in the sale process of e-auction.