

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 **13.08.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 35,36,285.09 (Rupees Thirty Five Lac Thirty Six Thousand Two Hundred Eighty Five and Paise Nine only) + interest from date 31.01.2026 + other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower Mr. Uday Pratap Singh S/o Mr. Shivjag Singh**, Address 1316, Ward No. 1, Nai Basti, Alinagar, Mughalsarai, Distt. Chanduali (U.P.)-232101 and the **Guarantor Mr. Ajay Tiwari S/o Mr. Vivekanand Tiwari, House No. 5, Village- Guwas, Alinagar, Pargana Dhoos, Mughalsarai, Distt. Chanduali (U.P.)-232101** The Reserve Price for Property will be **Rs. 81,96,000/- (Rupees Eighty One Lac Ninety Six Thousand Only)** and the **Earnest Money Deposit (EMD) will be Rs. 8,19,600/- (Rupees Eight Lac Nineteen Thousand Six Hundred Only)** EMD to be deposited on or before 12.08.2026 and the date of inspection is upto 12.08.2026

Property Detail is as under:

All the part & parcel of immovable property at arazi no. 132 Ka, area 3915 sq. ft. Mauja Alinagar, Pargana Dhoos, Tehsil Mugalsarai (Now P.D.D.U. Nagar), Distt. Chandauli. Property is in the name of Mr. Uday Pratap Singh S/o Shivjag Singh.

Bounded as per Deed:

East: Land of Moti & Others

West: Land of Rajmati Devi

North: Land of Sohan and Mohan

South: 12 ft. Kachcha rasta T/A house of Rajnarayan

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: 04.07.2026

Place: Varanasi

