



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), Guarantor(s) and Legal Heirs(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 **19.08.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of Amount Fund base **Rs.7,14,43,254.48/-** (Rupees Seven crores fourteen lacs forty three thousand two hundred fifty four and paisa forty eight only) as on 18.02.2026 + further interest + other expenses from 19.02.2026 and Non-fund Base Rs. 53,00,000.00/- (Rupees fifty three lacs only) (as per Demand Notice). The present contractual dues as on 30.06.2026 is Amount fund base Rs. 7,57,68,153.78/- (Rupees Seven crores fifty seven lacs sixty eight thousand one hundred fifty three and paisa seventy eight only) + further interest + other expenses from 01.07.2026 and Non- fund Base Rs. 53,00,000.00/- due to Bank of Baroda (Secured Creditor) from Borrower and Guarantors.

(Borrower)

M/s Abhay Fire Engineering and Services Pvt Ltd

Through its Directors- **Mr. Abhay Yadav s/o Mr. Raj Narayan Yadav and Mr. Vijay Kumar s/o Late Mr. Vindeshwari Prasad**

Registered Address: D-353, 1st Floor, Blossom Tower, Vibhuti Khand, Gomti Nagar, Lucknow -226010.

(Borrower)

**Mr. Abhay Yadav (Director of M/s Abhay Fire Engineering and Services Pvt Ltd)
S/o Mr. Raj Narayan Yadav**

Resident of: Flat No.802 8th Floor, Menara Tower, Vibhuti Khand, Gomti Nagar, Omaxe Heights, Lucknow-226010

Office Address: D-353, 1st Floor, Blossom Tower, Vibhuti Khand, Gomti Nagar, Lucknow -226010

(Borrower)

**Mr. Vijay Kumar (Director of M/s Abhay Fire Engineering and services Pvt Ltd)
s/o Late Mr. Vindeshwari Prasad**

Resident of: 591, Fataha Mirzapur, UP 231001

Office Address: D-353, 1st Floor, Blossom Tower, Vibhuti Khand, Gomti Nagar, Lucknow -226010

(Guarantor)

Mr. Abhay Yadav S/o Mr. Raj Narayan Yadav





Resident of: Flat No.802 8 th Floor, Menara Tower, Vibhuti Khand, Gomti Nagar, Omaxe Heights, District Lucknow-226010 UP
Office Address: D-353, 1 st Floor, Blossom Tower, Vibhuti Khand, Gomti Nagar, District Lucknow-226010 UP
Resident of: 725/555 B/3, Housing Scheme Mumfordganj, Prayagraj 211002 UP
(Guarantor) Mr. Vijay Kumar S/o Late Mr. Vindeshwari Prasad
Resident of: 591, Fataha Mirzapur-231001 UP
Office Address: D-353, 1 st Floor, Blossom Tower, Vibhuti Khand, Gomti Nagar, District Lucknow-226010 UP
(Guarantor) Mrs. Sushila Singh W/o Late Kailash Nath Sing Yadav
Resident of: 1/116-A, Machhodari Kotwali, District Varanasi-221001 UP
(Guarantor) Mr. Ajay Yadav S/o Mr. Raj Narayan Yadav
Resident of: 725/555B/3, Housing Scheme Mumfordganj, District Prayagraj 211002 UP
(Guarantor) Mr. Kamlesh Yadav S/o Mr. Mata Prasad Yadav
Resident of: 25 Swastik Ram Kunj, Faridinagar, (In front of Kukrail Picnic Spot Gate) District Lucknow-226006 UP
(Guarantor) Mrs. Poonam Yadav D/o Mr. Raj Narayan Yadav
Resident of: Bangaonpatti, Bataubeer, District Jaunpur-222125 UP
Mr. Raj Kumar -heir and legal representative of deceased Mr. Vindeshvari Prasad (Guarantor and Mortgagor)
Resident of: Fataha, Saripur, District Mirzapur-231001 UP
Mr. Vijay Kumar -heir and legal representative of deceased Mr. Vindeshvari Prasad (Guarantor and Mortgagor)
Resident of: Fataha, Saripur, District Mirzapur-231001 UP

The Reserve Price will be **Rs. 30,98,000/- (Rupees Thirty lacs ninety eight thousand only)** and the Earnest Money Deposit (EMD) will be **Rs. 3,10,000/- (Rupees three lacs ten thousand only)** to be deposited on or before 18.08.2026.

Property Detail is as under:

All piece & parcel of Residential property situated at Khata No. 48 area measuring 1 Biswa 9 Dhoor i.e 1973 Sq. ft. (0.019 Hectare) Arazhi No. 41/1 Mi, Mauza Sakhaura, Tappa 84 Pargana Kantil, Tehsil Sadar District Mirzapur, U.P. Near Baad Sagar Colony In the name of Mr. Vindeshvari Prasad S/o Late Bhullan Prasad.

Cersai Asset Id: 200062429838





Boundaries:

Direction	As per Sale Deed	As per Valuation/Actual
North	Colony irrigation department	Baad Sagar Colony
South	Govt. Road	15 Ft. Wide Pitch Road
East	Land of Rajeshwari Devi w/o Keshav Nath	House of Keshav Nath Yadav
West	Land of Jokhu	House of Jokhu

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.in/e-auction.htm & <https://banknet.com>

बैंक ऑफ बड़ौदा
BANK OF BARODA

मुख्य प्रबन्धक/Chief Manager
बेली रोड, प्रयागराज/Beli Road Prayagraj

(Akash Tiwari)
Chief Manager/Authorised Officer
Date: 11.07.2026
Place: Prayagraj