



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 paise 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 paise 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, Fatcha 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 8th Floor, Menara Tower, Vibhuti Khand, Gomti Nagar, Omaxe Heights, District Lucknow-226010 UP

Office Address: D-353, 1st 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, 1st 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. 73,49,400/- (Rupees Seventy three lacs forty nine thousand four hundred only)** and the Earnest Money Deposit (EMD) will be **Rs. 7,35,000/- (Rupees Seven lacs thirty five thousand only)** to be deposited on or before 18.08.2026.

Property Detail is as under:

All piece and parcel of property comprises of part of residential plot situated at part of khata no. 79 area measuring 690.00 Sq. meter Arazi No. 135 Mauza Saripur Tappa-84 Pargana Kantit, Tehsil Sadar district Mirzapur, U.P in the name of Mr. Vijaya Kumar S/o Mr. Vindeshwari Prasad.

Cersai Asset Id: 200062433912





बैंक ऑफ बड़ौदा Bank of Baroda



Boundaries:

Direction	As per Sale Deed	As per Valuation/Actual
North	Land of Om Prakash	Land of Om Prakash
South	Land of Genda Devi	House Of Lal Chandra
East	Road	15 Ft. Wide Pitch Road
West	Land of Lakshman Lal	Land of Lakshman Lal

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://baanknet.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