

Sale Notice for Sale of Immovable/Movables Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

Branch - ROSARB, Dehradun, (Near Malik Chowk) Mob-8477000402 & 8477000405

E-Auction of
Immovable

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)

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/movables property mortgage 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 the dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount

Sr No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Short description of the immovable property with known encumbrances, if any	Total Dues.	Date and Time of e-auction.	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Time.
	M/s Miracle Life Sciences Proprietor - Mr. Alpesh Kumar Mansukhlal Patel, 148, Bahadarpur Saini, Post Daulatpur, Tehsil Roorkee, Haridwar, Uttarakhand - Pin - 247667.(Borrower & Mortgager) Mrs. Brindaben Alpeshbhai Patel(Guarantor) W/o Mr. Alpesh Kumar Mansukhlal Patel, R/o 341, Behind Ranga View Hotel, Near Govindghat, Govindpuri, Belapur Town, Haridwar, Uttarakhand 249407 (Guarantor)	1. Industrial property comprising of factory land and building situated at Khasra No. 148, Village- Bahadrabad Saini Ahatmal, Behind Patanjali Yogpeeth, Pargana and Tehsil- Roorkee, District- Haridwar, Uttarakhand, admeasuring 1755 Square Meter or 0.1755 hectare owned by M/s. Miracle Life Sciences Prop. Mr. Alpesh Kumar Mansukhlal Patel vide Sale deed no.1925 dated 12.04.2006.. The property is bounded and butted as: East: Way 20 Feet Wide West: Land of Saini Ji and Others North: Land of Ashok Kumar and Others	Rs.3,09,04,175.99/ (Rupees Three crore nine lakh four thousand one hundred seventy five rupees and ninety nine paise only) as on 30.06.2026 plus unapplied interest w.e.f. 01-07-2026 and legal charges, other misc. expences	17.08.2026 02.00 PM to 6.00 pm	<u>Immovable Property</u> 1. Reserve Price: Rs. 3,52,75,000/- (Rupees Three crore fifty two lakh seventy five thousand rupees only) 2. Earnest Money Deposit: Rs. 35,27,500/- (Rupees Thirty five lakh twenty seven thousand five hundred rupees Only) 3. Bid increased amount : Rs.1,00,000/-	Physical	21.07.2026 10.00 AM to

 कृते बैंक
For BANK

Bank of Baroda, ROSARB, Malik Chowk, Dehradun,
District- Dehradun-248001 (Uttarakhand)
Email: rosarb@bankofbaroda.com



South: Land of Shri Krishan Kumar

2. Hypothecation
of entire plant
and machinery available at
Khasra No. 148, Village- Bahadrabad
Saini Ahatmal, Behind
PatanjaliYogpeeth, Pargana and
Tehsil- Roorkee, District- Haridwar,
Uttarakhand,.

(Rupees One Lakh
Only)

Plant and Physical
Machinery

1. Reserve Price:
Rs.58,65,000/-
(Rupees Fifty eight
lakh sixty five
thousand only)
2. Earnest Money
Deposit:
Rs.6,00,000/-
(Rupees Six Lakhs
Only)
3. Bid increased
amount :
Rs.1,00,000/-
(Rupees One Lakh
Only)

11/07/2024
10:00 AM

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://banknet.com> Also,
contact the Authorised officer on Mobile 8477000402 & 8477000405

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

The Borrower/ guarantor/mortgagors are hereby notified to pay the sum as mentioned above along with up- to-date interest and ancillary expenses before date of auction, failing w
auctioned/sold and balance dues, if any, will be recovered with interest and cost.

Date: 21.07.2026

Place: Dehradun

Bank of Baroda
For BANK &
Authoriser
प्रति
Auth

Bank of Baroda, ROSAB, Malil Chowk, Dehradun,
District- Dehradun-248001 (Uttarakhand)
Email: cardak@bankofbaroda.com



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