



बैंक ऑफ़ बड़ौदा
Bank of Baroda

Regional Stressed Assets Recovery Branch, Kanpur

Branch Address : 3rd Floor, 118/330, Gumti No. 5, Kaushalpur,
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Sale Notice For Immovable Property "APPENDIX-IV-A [See Proviso to rule 8 (6)]

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) 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, possession of which has been taken by the authorised officer of **Bank of Baroda** as Secured Creditor, will be sold on "As is Where is," "As is What is," and "Whatever there is" basis for recovery of below mentioned account/s. The details of Borrower(s)/Guarantor(s)/Secured assets/dues/Reserve Price/e-Auction date and time. EMD and Bid increase are mentioned below.

Date of e-Auction : 06-08-2026

Last Date of EMD Submission : 05-08-2026 upto 4.00 PM

Name & Address of the Borrowers Guarantors	Description of Immovable Property, encumbrance if any not known	Total Dues	Date & Time of e-Auction	Reserve Price/EMD/ Bid increase Amount	Status of Possession (Constructive/ Physical)	Property Inspection Date & Time
Borrower : M/s Khushi Trading Company, Regd. Office : 3 301, Ratandham Apartment 12/483, Chunniganj, Macrobertganj, Kanpur Nagar. Proprietor : Smt. Vinita Agarwal W/o Shri Santosh Kumar Agarwal, R/o : 12/483, Flat No. 301, Ratandham Apartment, Macrobertganj, Kanpur Nagar. Guarantor : Shri Santosh Kumar Agarwal S/o Late Chhedi Lal Agarwal, R/o : 12/483, Flat No. 301, Ratandham Apartment, Macrobertganj, Kanpur Nagar and Also at Flat No. 85-B, First Floor on plot No. 85, Khasra No. 1278 and 1281, Situated at Triplex Villa Space Vatika, Phase -2nd, Mauza Vaipur, Tehsil & Distt. Agra.	Property : Flat No. 85-B, First Floor on plot No. 85, Khasra No. 1278 and 1281, Situated at Triplex Villa Space Vatika, Phase -2nd, Mauza Vaipur, Tehsil & Distt. Agra in the name of Shri Santosh Kumar Agarwal S/o Late Chhedi Lal Agarwal, Area : 191.14 Sq. Mtr., Builtup Area 153.28 Sq. Mtr. and Undivied Share in Land 63.71 Sq. Mtr. Bounded-North : Flat No. 86-B, South : Flat No. 84-B, East : Others Land, West : Jheena & Common Passage and Exit of Flat.	₹ 65,09,996.78 Upto Dated 12-07-2026 + Other Charges	06-08-2026 between 2:00 pm to 6:00 pm	₹ 34,65,000/- (RP) ₹ 3,46,500/- (EMD) ₹ 10,000/- (Bid increase Amount)	Constructive	20-07-2026 to 04-08-2026 between 10:00 am to 4:00 pm

For detailed terms and conditions of the sale, please refer to the link provided in Bank of Baroda secured website i.e. <https://www.bankofbaroda.in/e-auction> & online auction portal <https://baanknet.com> Also, prospective bidders may contact the authorised officer on Mobile No. 7080701712

Date : 16-07-2026

Place : Kanpur / Agra

Authorised Officer, Bank of Baroda