

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 **Rs. 48,91,799.05/-** (Rupees forty eight lacs ninety one thousand seven hundred ninety nine and paise five only) as on 20.02.2026 + further interest + other expenses from 21.02.2026 (as per demand notice). The present contractual dues as on 05.07.2026 is Rs.50,92,199.27/- (Rupees fifty lacs ninety two thousand one hundred ninety nine and paise twenty seven only) as on 05.07.2026 + further interest + other expenses from 06.07.2026 due to Bank of Baroda (Secured Creditor) from Borrower and Guarantors.

(Borrower)

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

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

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

(Borrower)

Mrs. Poonam Devi w/o Ram babu

Resident of:

1. Bangaonpalli, Bataubeer, District Jaunpur-22125 UP
2. Village-Lohandi Kala Tappa 84 Paragana -Kantil , Tehsil-Sadar Mirzapur UP 231001

Handwritten signature



Bank of Baroda



Bank of Baroda

The Reserve Price will be Rs. 1,95,44,000/- (Rupees One Crore Ninety Five Lakh Forty Four Thousand only) and the Earnest Money Deposit (EMD) will be Rs. 19,55,000/- (Rupees Nineteen Lakh Fifty Five Thousand Only) to be deposited on or before 18.08.2026.

Property Detail is as under:

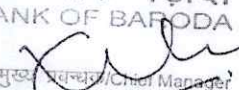
All piece and parcel of property at Arazi No. 411 situated at Mauza- Lohandi Kala Tappa-84, Pargana Kantit, Tehsil- Sadar, Mirzapur U.P 231001 measuring area 1780 Sq. Meter in the name of Mrs. Poonam Devi w/o Ram Babu.

Cersai Asset Id: 200058703477

Boundaries:

Direction	As per Sale Deed
North	House/Land of Shambhu Yadav
South	Boundary Wall of Moti Prajapati
East	House of Mallu Prajapati, Mangru Prajapati
West	10 ft. Wide Road

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

Bank of Baroda, Beli Road Branch, 3/1 BK Banerjee Marg, New Katra, Prayagraj – 211002
Ph. No. 9151889053, Email ID – VJBELI@BANKOFBARODA.COM

