

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 Securitization 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) and Guarantor(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 **28.09.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 27,52,202.08 (Rupees Twenty Seven Lac Fifty Two Thousand Two Hundred Two and paise Eight only) + interest from date 13.12.2025 + other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower Smt. Rita Devi W/o Mr. Birendra Kumar Yadav**, Gorakhpur Mafi, Devaria, District - Mirzapur, (U.P.)-231305 and the **Guarantor Mr. Birendra Kumar Yadav S/o Mr. Baru Ram Yadav**, Gorakhpur Mafi, Devaria, District - Mirzapur, (U.P.)-231305 The Reserve Price will be **Rs. 46,27,000/- (Rupees Forty Six Lac Twenty Seven Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs.4,62,700/- (Rupees Four Lac Sixty Two Thousand Seven Hundred only)**. EMD to be deposited on or before 26.09.2026 and the date of inspection is 26.09.2026.

Property Detail is as under:

All Peace and Parcel of immovable property at Arazi No. Mi 219 area 0.051 Hectare i.e. 510 Sq. Meter situated at mauza-Dahiya, Pargana- Ralhupur, Tahsil- PDDU Nagar (Mughalsarai), District-Chandauli. Owned by Shri Birendra Kumar Yadav and Bounded as-

East- Proposed Kachha Rasta 20 feet wide,

West- Land of Keshav Prasad Gupta and others,

North- Land of Bhairav Nath Yadav,

South- Proposed Kachha Rasta 20 ft Wide.

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

For Bank of Baroda



(N. R. Agrawal)

Chief Manager/Authorised Officer

Date: 07.09.2026

Place: Varanasi