

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) 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 **22.10.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 32,79,780.67 (Rupees Thirty Two Lac Seventy Nine Thousand Seven Hundred Eighty and Paise Sixty Seven Only) + interest from date 10.05.2025+ other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower/s M/s Hari Om Enterprises (Registered Address S 19/141 A-21-KA, Zaid Bazar, Nadesar, Varanasi U.P.-221002), through its Proprietor Mrs. Shakuntala W/o Mr. Arun Kumar, r/o House No. 144 Village Ben Post Ben Tiary, Chandauli, U.P.-232103 and Guarantor Mr. Chandra Shekhar Pal S/o Mr. Mohan r/o Village Ben, Post Ben Tiary District Chandauli U.P.-232103,** The Reserve Price will be **Rs. 52,00,000/- (Rupees Fifty Two Lac only)** and the Earnest Money Deposit (EMD) will be **Rs. 5,20,000/- (Rupees Five Lac Twenty Thousand only).** EMD to be deposited on or before 21.10.2026 and the date of inspection is 21.10.2026.

Property Detail is as under:

All the part and parcel of immovable property consisting of residential land and building at bearing at Arazi No. 570 Mi area 1833.12 Sq. Ft. situated at Mauza Ben Pargana Kermangraur, Tehsil Chakiya, District Chandauli standing in the name of Mr. Chandrasekhar Pal S/o Mr. Mohan.

Property is bounded as per Sale Deed :

East: Road Chakia to Illiya

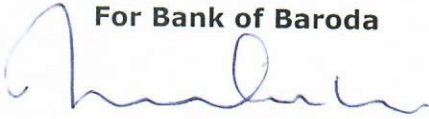
West: Land of Chandrasekhar

North: House of Giraja Saw

South: House of Ramchandra Pal.

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. Agarwal)

Chief Manager/Authorised Officer

Date: 07.09.2026

Place: Varanasi