

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 **13.10.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs.64,92,237.05 (Rupees Sixty Four Lacs Ninety Two Thousand Two Hundred Thirty Seven and paise Five only)** as on **31.07.2024 + interest + other expenses (minus amount, if any, paid after the issuance of Demand Notice dated 27.09.2024)**. The present contractual dues as on **17.09.2026 is Rs.72,84,166.47 (Rupees Seventy Two Lacs Eighty Four Thousand One Hundred Sixty Six Rupees and paisa Forty Seven only) + interest + other expenses** due to Bank of Baroda (Secured Creditor) from Borrower **Mr. Ashish Kumar s/o Mr. Rajendra Prasad Sahu and Mrs. Neelam Sahu w/o Mr. Ashish Kumar** both resident of **277/266, Nai Basti, Kydganj, Prayagraj-211003**, also r/o House No.222 (Old) 426 (New), Mohalla Katghar, Pargana & Tehsil Sadar, District Prayagraj-211003 and r/o 229/268, Nai Basti, Kydganj, Prayagraj-211003.

The Reserve Price will be **Rs.76,82,931/- (Rupees Seventy Six Lacs Eighty Two Thousand Nine Hundred Thirty One only)** and the Earnest Money Deposit (EMD) will be **Rs.7,68,293.10 (Rupees Seven Lacs Sixty Eight Thousand Two Hundred Ninety Three and paise Ten only)** to be deposited on or before **12.10.2026**.

Property Detail is as under:

Equitable mortgage of all that part and parcel of property consisting of Part portion of House No.222 (Old) 426 (New), Mohalla Katghar, Pargana & Tehsil Sadar, District Prayagraj admeasuring 171.63 Sq. Mtrs. Standing in the name of **Mr. Ashish Kumar s/o Mr. Rajendra Prasad Sahu and Mrs. Neelam Sahu w/o Mr. Ashish Kumar**

Boundaries as per Sale Deed:

East: 15 feet wide Roadi,

West: House No.214,

North: House of Others (J. Massey),

South: House of Others

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>



(MANISH SRIVASTAVA)

Chief Manager/Authorised Officer

Date: 18.09.2026

Place: Prayagraj