

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 **14.10.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 1,25,08,405.09 (Rupees One Crore Twenty Five Lac Eight Thousand Four Hundred Five and Paise Nine only) + interest from date 31.03.2025 + other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower M/s Mahima Enterprises (Partnership Firm), Address: Ramna, BHU, Lanka, Varanasi (U.P.)-221011 & Mrs. Urmila Dubey (Partner) and Mr. Vijay Kant Alias Mr. Vijay Kant Dubey (Partner), Address: Gayatri Nagar Colony, Malahiya Ramna, BHU, Lanka, Varanasi-221011 and Guarantor Mrs. Urmila Dubey W/o Mr. Rajesh Kumar Dubey and Mr. Vijay Kant Alias Vijay Kant Dubey S/o Mr. Rajesh Kumar Dubey, Address: Gayatri Nagar Colony, Malahiya, Ramna, BHU, Lanka, Varanasi-221011.** The Reserve Price for Property will be **Rs. 2,82,00,000/- (Rupees Two Crore Eighty Two Lac Only)** and the **Earnest Money Deposit (EMD)** will be **Rs. 28,20,000/- (Rupees Twenty Eight Lac Twenty Thousand Only)** EMD to be deposited on or before **13.10.2026** and the date of inspection is upto **13.10.2026**.

Property Detail is as under:

All the part & Parcel of immovable property Chak No. 616, Arazi No.19/73, Area 0.038 Hectare & Chak No. 526, Arazi No.19/74, Area 0.025 Hectare & Arazi No. 19/73 Area 0.063 Hectare. Total Three Gatas and Total Area 0.126 Hectare. Situated at Mauza- Ramna, Pargana- Dehat Amanat, Tehsil & District- Varanasi, In the name of Mrs. Urmila Dubey W/o Mr. Rajesh Kumar Dubey.

East: Remaining Portion of Chak No. 526 & Land of Jyoti Singh
West: Land of Premanand & Banke Prasad
North: Remaining Portion of Chak No. 526
South: Land of Lalman

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: 23.09.2026

Place: Varanasi