

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 **23.10.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 22,99,429.16 (Rupees Twenty Two Lac Ninety Nine Thousand Four Hundred Twenty Nine and Paise Sixteen only) + interest from date 19.01.2025 + other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower M/s Rachana Rice Mill, Registered Address: Village Tenuwat, Pargana Badhawal, Tehsil Sakaldiha, District Chandauli-232108** through its proprietor **Mr. Ravindranath Chaubey S/o Mr. Umrao Chaubey r/o Village Tenuwat, Pargana Badhawal, Tehsil Sakaldiha, District Chandauli-232108** The Reserve Price for Property will be **Rs. 83,60,000/- (Rupees Eighty Three Lac Sixty Thousand Only)** and the Earnest Money Deposit (EMD) will be **Rs. 8,36,000/- (Rupees Eight Lac Thirty Six Thousand Only)** EMD to be deposited on or before 22.10.2026 and the date of inspection is upto 22.10.2026

Property Detail is as under:

All the part and parcel of property consisting of residential plot bearing Arazi No. 479 Area 0.287 hectare out of 1.42 acre, Half part of total land share, owned by Mr. Ravindra Nath Choubey (of which 2/3rd position purchased by him vide sale deed dated 04-07-2012 & 1/3rd portion legal ownership inherited). The property is situated at Mauza Tenuwat, Pargana Badhawal, Tehsil Sakaldiha, District Chandauli standing in the name of Mr. Ravindra Nath Chaubey S/o Mr. Umrao Chaubey.

Property is bounded as per Sale Deed dated 04-07-2012:

East: Land of Haridwar

West: Land of Vendee

North: Tube Well Nail T/A Land of Akhilesh and road

South: Land of Brij Kishor and 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.bank.in/e-auction.htm & <https://baanknet.com>

For Bank of Baroda

(N. R. Agarwal)

Chief Manager/Authorised Officer

Date: 28.09.2026

Place: Varanasi