



बैंक ऑफ बड़ौदा Bank of Baroda



Appendix IV A
[(See proviso to rule 8(6))]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

M/s Prabhat Industries represented through its partners: i) Mr. Alok Chandra Agarwal ii) Lt. Pankaj Kumar Agarwal S/o Mr. Ramesh Chandra Agarwal Address: Near Ekta Sarovar, Pilibhit Uttar Pradesh 262001	Partner 1: Mr. Alok Chandra Agarwal S/o Mr. Ramesh Chandra Agarwal Address: Mohalla Sahukara Pilibhit Uttar Pradesh 262001	Partner 2: Lt. Pankaj Kumar Agarwal S/o Mr. Ramesh Chandra Agarwal served to Legal heirs of Lt. Pankaj Kumar Agarwal 1. Mrs. Arti Agarwal W/o Lt. Pankaj Kumar Agarwal 2. Mr. Prateek Airon S/o Lt. Pankaj Kumar Agarwal 3. Mr. Samarth Airon S/o Lt. Pankaj Kumar Agarwal Address: Mohalla Sahukara Pilibhit Uttar Pradesh 262001
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Guarantor 1: Mr. Alok Chandra Agarwal S/o Mr. Ramesh Chandra Agarwal Address: Mohalla Sahukara Pilibhit Uttar Pradesh 262001	Guarantor 2: Lt. Pankaj Kumar Agarwal S/o Mr. Ramesh Chandra Agarwal served to Legal heirs of Lt. Shri Pankaj Kumar Agarwal 1. Mrs. Arti Agarwal W/o Lt. Pankaj Kumar Agarwal 2. Mr. Prateek Airon S/o Lt. Pankaj Kumar Agarwal 3. Mr. Samarth Airon S/o Lt. Pankaj Kumar Agarwal Address: Mohalla Sahukara Pilibhit Uttar Pradesh 262001
Guarantor 3: Mrs. Kanchan Agarwal W/o Mr. Alok Chandra Agarwal Address: Mohalla Sahukara Pilibhit Uttar Pradesh 262001	Guarantor 4: Mrs. Aarti Agarwal W/o Lt. Pankaj Agarwal Address: Mohalla Sahukara Pilibhit Uttar Pradesh 262001
Guarantor 5: Mr. Saksham Agarwal S/o Mr. Alok Chandra Agarwal Address: Mohalla Sahukara Pilibhit Uttar Pradesh 262001	

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) of the Security Interest (Enforcement) Rules, 2002.

मुख्य शाखा - पीलीभीत, कोकरा बिल्डिंग, पुरानागंज जिला पीलीभीत -262001 (उ.प्र.) भारत ।
Main Branch Pilibhit, Kokara Building Puranaganj, Distt. Pilibhit-262001 (U.P.) India
फोन /Phone : 8477009742, 8477001112 । वेब / Web : www.bankofbaroda.com ई-मेल / E-Mail :
pilibh@bankofbaroda.com
टोल-फ्री / Toll-Free : 08468001111, 08468001122,



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Notice is hereby given to the public in general and in particular to **M/s Prabhat Industries through its partners Mr. Alok Chandra Agarwal & Mr. Pankaj Kumar Agarwal Ss/o Mr. Ramesh Chandra Agarwal (Borrower) and Guarantors;** Mr. Alok Chandra Agarwal S/o Mr. Ramesh Chandra Agarwal, Lt. Pankaj Kumar Agarwal S/o Mr. Ramesh Chandra Agarwal (served to Legal heirs of Lt. Pankaj Kumar Agarwal 1.Mrs. Arti Agarwal W/o Lt. Pankaj Kumar Agarwal 2.Mr. Prateek Airon S/o Lt. Pankaj Kumar Agarwal 3.Mr. Samarth Airon S/o Lt. Pankaj Kumar Agarwal), Mrs. Kanchan Agarwal W/o Mr. Alok Chandra Agarwal, Mrs. Aarti Agarwal W/o Lt. Pankaj Agarwal, Mr. Saksham Agarwal S/o Mr. Alok Chandra Agarwal, that the below described immovable property mortgaged / charged to the Secured Creditor, the **Symbolic Possession** of property which has been taken by the Authorized Officer of Bank of Baroda (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" on **12-11-2026**, for recovery of **Rs 7,44,45,922.26/- (Rupees Seven Crore Forty Four Lakh Forty Five Thousand Nine Hundred Twenty Two and Twenty Six Paise only) + Unserviced Interest + Unapplied Interest thereon w.e.f. from 30.04.2026 Plus Legal and other charges** due to the Bank of Baroda (Secured Creditor) Borrower **M/s Prabhat Industries through its partners Mr. Alok Chandra Agarwal & Mr. Pankaj Kumar Agarwal Ss/o Mr. Ramesh Chandra Agarwal (Borrower) and Guarantors;** Mr. Alok Chandra Agarwal S/o Mr. Ramesh Chandra Agarwal, Lt. Pankaj Kumar Agarwal S/o Mr. Ramesh Chandra Agarwal (served to Legal heirs of Lt. Shri Pankaj Kumar Agarwal 1.Mrs. Arti Agarwal W/o Lt. Pankaj Kumar Agarwal 2.Mr. Prateek Airon S/o Lt. Pankaj Kumar Agarwal 3.Mr. Samarth Airon S/o Lt. Pankaj Kumar Agarwal), Mrs. Kanchan Agarwal W/o Mr. Alok Chandra Agarwal, Mrs. Aarti Agarwal W/o Mr. Pankaj Agarwal, Mr. Saksham Agarwal S/o Mr. Alok Chandra Agarwal. The reserve price of property will be **Rs. 10,98,37,500.00/-** and the earnest money deposit will be Rs. **1,09,83,750.00/-**.

Sr No	Reserve Price
Property 1- Factory Land and Building	6,72,64,500.00
Property 2 Residential House	1,19,99,000.00
Property 3 - Open Commercial Plot of Alok Chandra Agarwal	1,52,87,000.00
Property 4 - Open Commercial Plot of Pankaj Agarwal	1,52,87,000.00

Details and full description of the immovable property with known encumbrances, if any

S. No.	Description of the immovable property to be sold with the name/s of the owner/s	Details of encumbrances, known to the Bank, if any
1	1.Property- I Equitable mortgage of Factory land & Building situated at Plot No - 676 and 678 Pakaria Naugava, Pilibhit admeasuring 2918.85 Sq mtrs. standing in name of Sri Alok Chandra Agarwal and Sri Pankaj Agarwal Ss/o Lt Sri Ramesh Chandra Agarwal (Transferred to them through Hon. Civil Judge Sr. Div. Pilibhit) valued by our empanelled valuer Ar Gaurav Agarwal dated 21-07-2025. Market Value: 820.38 lakhs Realizable Value : 697.32 Lakhs	Not known

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	Boundaries of the property- East -P/o Alok Chandra Agarwal West - Naugawan Chauraha to J. P Road ETC. North - Ekta Sarovar & Etc South - Property of Ram Niranjn	
2	<u>2.Property- II</u> Equitable mortgage of Residential House situated at H.No- 188 Sahukara Mohalla Pilibhit, admeasuring 297.80 Sqmtrs. standing in name of, Sri Pankaj Agarwal & Sri Alok Agarwal Boundaries of the property- East - Road West - H/o Ram Nath and Mandir North - Chabutara & Rasta South - H/o Shri Lal Bihari Lal	
3	<u>3.Property III</u> Equitable Mortgage of Commercial property situated at Plot No - 674Mi& 679, PakariaNaugaoa, admeasuring 899.26 Sqmtrs. standing in name of Mr. Alok Chandra Agarwal S/O Mr. Ramesh Chandra Agarwal. Sale deed no. 4050 dt.12.05.2011 SR office Pilibhit Boundaries of the property- East - Dudhiya Mandir Raoad West - Property of Ramesh Chandra North - Ekta Sarovar Park South - Property of Ramesh Chandra and Others	
4	<u>4.Property - IV</u> Equitable Mortgage of Commercial property situated at Plot No - 674 MI & 679, Pakaria Naugaon, admeasuring 899.93 Sq. mtrs. standing in name of Mr. Pankaj Kumar Agarwal S/O Mr. Ramesh Chandra Agarwal. Sale deed no. 4051 dt.12.05.2011 SR office Pilibhit Boundaries of the property- East - Dudhiya Mandir Raoad West - Property of Ramesh Chandra North - Rest Plot of Mukir South - P/o Hari Saran Agarwal	

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. www.bankofbaroda.bank.in/e-auction.htm and Baanknet Website: <https://baanknet.com>.

Date: 06.10.2026

कृते: बैंक ऑफ बड़ौदा
For Bank of Baroda

Place: PILIBHIT

Authorized Officer

प्राधिकृत अधिकारी/Authorized Officer

मुख्य शाखा - पीलीभीत, कोकरा बिल्डिंग, पुरानागंज जिला पीलीभीत -262001 (उ.प्र.) भारत ।
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