

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. 34,72,723/- (Rupees Thirty Four Lac Seventy Two Thousand Seven Hundred Twenty Three Only)+ interest from date 01.01.2012+ 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 Hatta Filling Station through its Proprietor Mrs. Jyotsana Upadhyay W/o Mr. Dilip Kumar Upadhyay, Village + Post- Hatta, Mahdaich Road. District- Kaimur (Bihar)- 821106, Mrs. Jyotsana Upadhyay W/o Mr. Dilip Kumar Upadhyay, Address- N 1/128-2 CH, Nagawa, Lanka, Varanasi (U.P.)-221005 and Flat No. 212, Dr. Nand Lal Singh Housing Complex, Sunderpur, Varanasi (U.P.)- 221005** The Reserve Price will be **Rs. 45,71,000/- (Rupees Forty Five Lac Seventy One Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs. 4,57,100/- (Rupees Four Lac Fifty Seven Thousand One Hundred only)**. EMD to be deposited on or before 21.10.2026 and the date of inspection is upto 21.10.2026.

Property Detail is as under:

Equitable Mortgage of Plot No. 345 & 07, Khata No. 559, of Mauza Hatta, Thana No. 169, P.S. Chainpur, District Kaimur (Bhabua) is bounded as below.

As per Sale Deed by:

PLOT NO. 345

East: Plot No. 346

West: Plot No. 350, 274, 275, 276, 278, 279, 280, 281, 285, 286

North: Plot No. 350

South: Plot No. 344

PLOT NO. 07

East: Plot No. 08

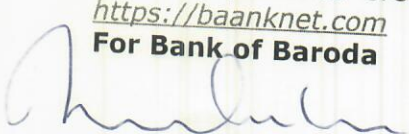
West : Plot No. 1, 5 & 6

North : Plot No. 26

South : Rajendra Prasad Keshari

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 & baanknet.com

For Bank of Baroda


(N. R. Agarwal)

Chief Manager/Authorised Officer

Date: 28.09.2026

Place: Varanasi