



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 Heir(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 05.11.2026 between 2.00 P.M. to 6.00 P.M. for recovery of Rs.26,66,667.93 (Rupees Twenty Six Lacs Sixty Six Thousand Six Hundred Sixty Seven and Paise Ninety Three only) as on 24.06.2026 + Interest + other expenses (as per Demand Notice). The present contractual dues as on 25.09.2026 is Rs.27,44,925.18 (Rupees Twenty Seven Lacs Forty Four Thousand Nine Hundred Twenty Five and Paise Eighteen only) + Interest + other expenses due to Bank of Baroda (Secured Creditor) from Borrowers **Mr. Shashi Bhushan** (Applicant) s/o **Late Roop Chandra Kesarwani** and **Mrs. Neha Keshari** (Co-Applicant) w/o **Mr. Shashi Bhushan** both s/o (1) 14/16, Hewett Road, Prayagraj-211003 (UP), (2) 25A/21, Lowther Road, Prayagraj-211002 (UP), (3) 142, Zero Road, Prayagraj-211003 (UP) and (4) 16/20, Hewett Road, Prayagraj-211003 (UP).

The Reserve Price will be **Rs.33,44,000/-** (Rupees Thirty Three Lacs Forty Four Thousand only) and the Earnest Money Deposit (EMD) will be **Rs.3,34,400/-** (Rupees Three Lacs Thirty Four Thousand Four Hundred only) to be deposited on or before 04.11.2026.

Property Detail is as under:

All that part and parcel of the property bearing House No.16 (Old), New No.8 admeasuring 76.57 Square Yard i.e. 64.02 Square Meter being part portion of entire Second Floor with Roof rights along with 4 Feet Stairs, construction and proportionate land area 21.34 Square Meter situated at Mahalla Johnstonganj, Paigana & Tehsil Sadar, Prayagraj standing in the name of **Mr. Shashi Bhushan s/o Late Roop Chandra Kesarwani**

Boundaries as per Sale Deed:
East: Johnstonganj Road
West: House of Suresh Mishra
North: Lane
South: House of Vishu Agarwal

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: 25.09.2026
Place: Prayagraj

क्षेत्रीय दबावग्रस्त आसि वसुली शाखा/ Regional Stressed Asset Recovery Branch
11-ए/4 नसीबपुर, बख्तिवारा, अशोक नगर, प्रयागराज - 211001 (उत्तर प्रदेश) भारत
11-A/4 Naseebpur, Bakhtiara, Ashok Nagar, Prayagraj - 211001 (U.P.), INDIA
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