



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 Heirs(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.14,73,994.65 (Rupees Fourteen Lakhs Seventy Three Thousand Nine Hundred Ninety Four and paise Sixty Five only) as on 28.04.2026 + interest + other expenses (as per Demand Notice). The present contractual dues as on 25.09.2026 is Rs.15,12,692.54 (Rupees Fifteen Lacs Twelve Thousand Six Hundred Ninety Two and Paise Fifty Four only) + interest + other expenses due to Bank of Baroda (Secured Creditor) from Borrowers M/s Balaji Enterprises through its Proprietor Mrs. Khushbu Devi w/o Mr. Manoj Kumar r/o Fajilabad urf Kalupur, Baheria Bazar, Prayagraj-212109, Uttar Pradesh, Mrs. Khushbu Devi w/o Mr. Manoj Kumar r/o Fajilabad urf Kalupur, Baheria Bazar, Prayagraj-212109, Uttar Pradesh and the Guarantor Mr. Manoj Kumar s/o Mr. Phulchandra r/o Fajilabad urf Kalupur, Baheria Bazar, Prayagraj-212109, Uttar Pradesh.

The Reserve Price will be Rs.21,76,000/- (Rupees Twenty One Lacs Seventy Six Thousand only) and the Earnest Money Deposit (EMD) will be Rs.2,17,600/- (Rupees Two Lacs Seventeen Thousand Six Hundred only) to be deposited on or before 04.11.2026.

Property Detail is as under:

Equitable Mortgage of all that part and parcel of the residential property located at part portion of Arazi No.86 MI, area admeasuring 140 Sq. Meters out of total area 0.6760 Hectare situated at Village Mallha, Pargana Sikandara, Tehsil Phulpur, District Prayagraj standing in the name of Mrs. Khushbu Devi w/o Mr. Manoj Kumar

Boundaries (As per Sale Deed): North: Plot of Kausar, South: Plot of Mamta, West: Khet of Patel and East: 20 Ft. wide road from Beerbhanpur to Baheria

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 आस्ति वसूली शाखा/ Regional Stressed Asset Recovery Branch
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