



STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT 2002

Branch - ROSARB, Dehradun, (Near Malik Chowk) Mob-8477000402 & 8477000405 E-Mail- SARDEH@bankofbaroda.co.in

Sale Notice for Sale of Immovable/Movables Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable/Movables Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) that the below described immovable/movables property mortgaged/charged to the Secured Creditor, 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 for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Short description of the immovable property with known encumbrances, if any	Total Dues. As on 31.08.2026	Date and Time of e-auction.	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
	M/s Miracle Life Sciences Proprietor - Mr. Alpesh Kumar Mansukhlal Patel, 148, Bahadarpur Saini, Post Aulatpur, Tehsil Roorkee, Haridwar, Uttarakhand - Pin - 247667.(Borrower & Mortgager) Mrs. Brindaben Alpeshbhai Patel (Guarantor) W/o Mr. Alpesh Kumar Mansukhlal Patel, R/o 341, Behind Ganga view Hotel, Near Govindghat, Govindpuri, Walapur Town, Haridwar, Uttarakhand-249407	Industrial property comprising of factory land and building situated at Khasra No. 148, Village- Bahadrabad Saini Ahatmal, Behind PatanjaliYogpeeth, Pargana and Tehsil- Roorkee, District- Haridwar, Uttrakhand, admeasuring 1755 Square Meter or 0.1755 hectare owned by M/s. Miracle Life Sciences Prop. Mr. Alpesh Kumar Mansukhlal Patel vide Sale deed no.1925 dated 12.04.2006. The property is bounded and butted as: East: Way 20 Feet Wide West: Land of Saini Ji and Others North: Land of Ashok Kumar and Others South: Land of Shri Kishan Kumar Hypothecation of entire plant and machinery available at Khasra No. 148 Village- Bahadrabad Saini Ahatmal, Behind	Rs.3,15,40,782.89/ (Rupees Three crore fifteen lakh forty thousand seven hundred eighty-two rupees and eighty-nine paise only) as on 31.08.2026 plus unapplied interest w.e.f. 01-09-2026 and legal charges, other misc. expenses	23.10.2026 02.00 PM to 6.00 pm	Immovable Property 1. Reserve Price: Rs. 3,04,97,000/- (Rupees Three crore Four lakh ninty-seven thousand rupees only) 2. Earnest Money Deposit: Rs. 30,49,700/- (Rupees Thirty lakh forty nine thousand seven hundred rupees Only) 3. Bid increased amount: Rs.1,00,000/- (Rupees One Lakh Only) Plant and Machinery	Physical	30.09.2026 to 22.10.2026 between at 10.00 AM to 4.00 PM 30.09.2026 to 22.10.2026 between at 10.00 AM to 4.00 PM

Bank of Baroda, ROSARB, Malik Chowk, Dehradun,
District- Dehradun-248001 (Uttarakhand)
Email- sardeh@bankofbaroda.com

कृते बैंक ऑफ़ बड़ौदा
For BANK OF BARODA
प्राधिकृत अधिकारी
Authorised Officer



PatanjaliYogpeeth, Pargana and Tehsil Roorkee, District- Haridwar, Uttarakhand.

Note: Interested bidder may approach the concerned authorised officer for inspection and/or for obtaining specific details regarding the plant and machinery offered for sale.

1. Reserve Price:
Rs.58,65,000/-
(Rupees Fifty-eight lakh sixty-five thousand only)

2. Earnest Money
Deposit: Rs.5,86,000/-
(Rupees Five lakhs eighty six thousand Only)

3. Bid increased
amount: Rs.1,00,000/-
(Rupees One Lakh Only)

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on Mobile **8477000402**

This Sale notice will also be considered as 15 days' notice to the above- mentioned borrower(s)/guarantor(s)/mortgagor(s) under Rule 8(6)/Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Date: 28.09.2026

Place: Dehradun

Authorised Officer, Bank of Baroda.

कृते बैंक ऑफ बड़ोदा
For BANK OF BARODA
प्राधिकृत अधिकारी
Authorised Officer

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