

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 **17.11.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 44,77,759.61 (Rupees Forty Four Lac Seventy Seven Thousand Seven Hundred Fifty Nine and Paise Sixty One Only) + interest from date 30.06.2026 + 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 Sai Aashirwad Trading through its Proprietor Mrs. Meera Devi W/o Mr. Ajay Kumar Singh Address- Khasara No. 389, Village- Mahewa, Post- Niyamtabad, Chandauli (U.P.)-232101, Mrs. Meera Devi W/o Mr. Ajay Kumar Singh and Guarantor Mr. Ajay Kumar Singh S/o Mr. Lal Mohan Singh, Both r/o - Plot No. 56, Bhatti, Machharhatta, Ramnagar, Varanasi (U.P.)-221008** The Reserve Price will be **Rs. 54,92,000/- (Rupees Fifty Four Lac Ninety Two Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs. 5,49,200/- (Rupees Five Lac Forty Nine Thousand Two Hundred only)**. EMD to be deposited on or before 16.11.2026 and the date of inspection is 16.11.2026.

Property Detail is as under:

All the part and parcel of immovable property situated at Arazi No. 56, area 1225 Sq. Ft. i.e. 113.84 Sq. mtr. Situated at Mauza Bhatti, Pargana Ramnagar, Tehsil Sadar, District Varanasi, Uttar Pradesh standing in the name of Mrs. Meera Devi W/o Mr. Ajay Kumar Singh.

Property is bounded as per Sale Deed :

East: Land of Lalchand Yadav & Kachcha Rasta 10ft. wide

West: Pokhari Badri

North: House of Vendor

South: Land of Anupa Devi & Deepak Mishra

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 & <https://baanknet.com>

For Bank of Baroda

(N. R. Agarwal)

Chief Manager/Authorised Officer

Date: 22.10.2026

Place: Varanasi