बैंक ऑफ़ बड़ौदा
Bank of Baroda

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 Properties

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

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) 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 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/ Mortgagor s	Short description of the immovable property with known encumbrances, if any	Total Dues. As on 25.10.2026	Date & Time of E-auction.	Reserve Price EMD and Bid Increase Amount.	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	**Borrower:** **M/s Indian Survey Instruments & Consultant** **Proprietor and Mortgagor** 1. Mohd. Muntezir (Proprietor) S/o Late Mohd Iqbal, Add.H.No.133 Gulab Nagar, Roorkee, Uttarakhand - 247667 2.Mrs. Mustari Begum (Mortgagor) W/o Late Mr. Mohd Iqbal, Add.H.No.133 Gulab Nagar, Roorkee, Uttarakhand - 247667	**Property 1 -** A residential Double Storey East facing Building having land measuring 28 feet each in the East & the West and measuring 30 feet each in the North & the South with total area 840 square feet i.e. 78.066 Square meter belonging to Khasra no-old 286m and new 561ka comprising of three Rooms & a Hall & a Varanda & Kitchen & Latrine & Bathroom with stairs on first floor and having Two Rooms & a Kitchen on first floor with total covered area 1210 square feet i.e. 112.453 square meter, situated at Abadi Village Rampur Must Mohalla Gulab Nagar at present under limits of nagar nigam, Roorkee, District Haridwar.	**Rs. 46,72,422.79/** (Forty six lakh seventy two thousand four hundred twenty two rupees and seventy nine paisa only) **as on 25.10.2026** plus, unapplied interest w.e.f. **26.10.2026 and** legal charges, other misc. expenses	17.11.2026 2.00 PM to 6.00 pm	1. Reserve Price: Rs. 59,03,569.80/- (Rupees fifty nine lakh three thousand five hundred sixty nine rupees and eighty paisa only) 2. Earnest Money Deposit: Rs.5,90,357/- (Rupees five	Symbolic	28.10.2026 to 16.11.2026 between at 10.00 AM to 4.00 PM

कृते बैंक ऑफ़ बड़ौदा
For BANK OF BARODA

प्राधिकृत अधिकारी
Authorised Officer

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

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Guarantor: 1.Mr. Neeraj Agarwal S/o Mr. Naresh Chand Aggarwal ADD:- H.No. 34, 2nd Floor, West Rajputana, Near Mathura Bhawan, Roorkee, Uttarakhand 247667	**Bounded as:** East: - Rasta 10 feet Wide West: House of Mohd Hanif. North: - House of Mustari Begum. South: - House of Mohd Iqbal Out of this total house area 700 sq.ft. i.e. 65.055 sq. mtrs having covered area 1008.33 sq.ft i.e. 93.711sq. mtrs has been gifted_to mortgagor. **Property 2 -** A residential Double Storey East facing Building having land measuring in the 28 feet each in the East & the West and measuring 30 feet each in the North & the South with total area 840 square feet i.e. 78.066 Square meter belonging to Khasra no-old 286m and new 561ka comprising of three Rooms & a Hall & a Varanda & Kitchen & Latrine & Bathroom with stairs on first floor and having Two Rooms & a Kitchen on first floor with total covered area 1210 square feet i.e. 112.453 square meter, situated at Abadi Village Rampur Must Mohalla Gulab Nagar at present under limits of nagar nigam, Roorkee, District, Haridwar, **Bounded as:** East Rasta 10 feet Wide West House of Mohd Hanif North House of Mustari Begum,			lakh ninety thousand three hundred fifty seven only) 3. Bid increased amount : Rs.50,000/- (Rupees Fifty thousand Only)		

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South House of Mohd Iqbal

Out of this total house area 120 sq.ft. i.e. 11.15 sq. mtrs having covered area 172.85 sq.ft i.e. 16.06 sq. mtrs has been gifted to mortgagor.

Property 3-

A residential Double Storey East facing house having land measuring in the 20 feet each in the East & the West and measuring 30 feet each in the North & the South with total area 600 square feet i.e. 55.762 Square meter belonging to Khasra no 561ka, with two room, kitchen, a lobby a toilet - bathroom & jinna on ground floor & two room Kitchen, Lobby, a toilet- Bathroom & stairs & mumty on first floor having total covered area 1240 square feet i.e. 115.242 square meter, situated at Abadi Village Rampur Must Mohalla Gulab Nagar at present under limits of nagar nigam, Roorkee, District Haridwar,

Bounded as:

East- Rasta 10 feet Wide

West- House of Mohd Hanif

North- House of Sanjeeda,

South- House of Mustari Begum

The above said properties (Single unit) is in the name of Smt. Mustari Begum as per Sale Deed No 9432., Gift deed no 4331 and Gift deed no 7603.

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The property is being sold on the basis of symbolic/constructive possession only, as the physical possession thereof has not yet been taken by the Bank. The successful bidder/purchaser shall not insist upon, or press the Bank for, early delivery/handover of physical possession of the property. The Bank shall endeavour to obtain physical possession of the property at the earliest, and endeavour to do so within a period of six (06) months from the date of the issuance of sale certificate; however, the same may take a longer time depending upon administrative, legal and other constraints beyond the control of the Bank. The delay, if any, in handing over physical possession shall not entitle the successful bidder/purchaser to cancel the sale, withdraw from the auction, or seek refund of the amount deposited, nor shall the successful bidder/purchaser have any right to claim interest, compensation, damages or any other benefit on the amount deposited by him/her towards the purchase of the property merely on the ground of delay in handing over physical possession. The bidder is advised to take this into consideration before participating in the auction.

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 & 8477000405

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: 27.10.2026

Place: Dehradun

Authorised Officer,
Bank of Baroda.

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For BANK OF BARODA

प्राधिकृत अधिकारी
Authorised Officer

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

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