

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 and Guarantor 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 **01.09.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 57,14,713.74 (Rupees Fifty Seven Lac Fourteen Thousand Seven Hundred Thirteen and Paise Seventy Four only) + interest from date 31.10.2023 + other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **Borrower M/s Pawan Traders registered Address K 53/46 A-1, Visheswarganj Mahamrityunjay Road, Varanasi (U.P.)-221001 through its Proprietor Mrs. Rekha Devi and Guarantor (1) Mr. Pratap Kumar (2) Mrs. Leela Devi all r/o C 19/232, A-8, Lallapura, Sagra, Varanasi (U.P.)-221010.** The Reserve Price will be **Rs. 94,00,000/- (Rupees Ninty Four Lac only)** and the Earnest Money Deposit (EMD) will be **Rs. 9,40,000/- (Rupees Nine Lac Forty Thousand only).** EMD to be deposited on or before 31.08.2026 and the date of inspection is upto 31.08.2026.

Property Detail is as under:

Equitable mortgage of property standing on the name of Smt. Leela Devi House No. C-19/232 A-8, Area 2507 Sq. Ft. situated at Mauza Lallapura, Ward Chetganj, pargana Dehat Amanat, Tehsil & Distt. Varanasi.

Boundaries as per Sale Deed:

East: Public way thereafter Ahata Sri Pyare Lal Dixit, Sri Devan & Sri Guljar Ahmad.

West: Land of Rambala Devi.

North: Ahata Girja Shanker.

South: Ahata Sri Bajor Shao.

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. Agrawal)

Chief Manager/Authorised Officer

Date: 06.08.2026

Place: Varanasi