

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 **27.10.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 1,17,94,237.17 (Rupees One Crore Seventeen Lac Ninety Four Thousand Two Hundred Thirty Seven and paise Seventeen only) + interest from date 10.05.2026+ other expenses (minus amount, if any, paid after the issuance of Demand Notice)** due to Bank of Baroda (Secured Creditor) from **M/s Y.R. Enterprises Through its Proprietor Mrs.Madhulika Verma W/o Mr. Vishal Verma Address House No. C 6/43, Bagh Bariyar Singh, Chetganj District Varanasi-221001 and Mrs.Madhulika Verma W/o Mr. Vishal Verma and Guarantor Mr. Vishal Verma S/o Mr. Indra Praksh both r/o House No. C 6/43, Bagh Bariyar Singh, Chetganj District Varanasi-221001** The Reserve Price will be **Rs. 46,33,000/- (Rupees Forty Six Lac Thirty Three Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs. 4,63,300/- (Rupees Four Lac Sixty Three Thousand Three Hundred only)**. EMD to be deposited on or before 26.10.2026 and the date of inspection is upto 26.10.2026.

Property Detail is as under:

Equitable Mortgage of Residential House at Arazi no 115/1, area 1360.00 Sq. Ft. i.e. 126.39 Sq. mtr. situated at Mauza Domari, Pargana Ralhupur, Tehsil & District Varanasi standing in the name of Mrs. Madhulika Verma W/o Mr. Vishal Verma.

Boundaries as per Sale Deed :

East: Kachcha Rasta 10 feet wide
West: Remaining Part of Arazi No. 115/1
North: Land of Radhika Devi
South: Land of Anita Devi

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 & <http://baanknet.com>

For Bank of Baroda


(N. R. Agarwal)
Chief Manager/Authorised Officer
Date: 18.09.2026
Place: Varanasi