

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), Guarantor(s) and Legal Heirs(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 13.10.2026 between 2.00 P.M. to 6.00 P.M. for recovery of Rs.16,00,474.00 (Rupees Sixteen Lacs Four Hundred Seventy Four only) as on 31.03.2023 + interest + other expenses (as per Demand Notice). The present contractual dues as on 17.09.2026 is Rs.25,51,934.43 (Rupees Twenty Five Lacs Fifty One Thousand Nine Hundred Thirty Four and paisa Forty Three only) + interest + other expenses due to Bank of Baroda (Secured Creditor) from Borrower Mr.Tuldidas Dwivedi s/o Ram Sewak Dwivedi and the Guarantors Mrs. Nisha Devi w/o Mr. Tulsidas Dwivedi both r/o House No.119, Naini Manaiya, Tehsil Karchana, District Prayagraj-212301.

The Reserve Price will be Rs.27,48,330/- (Rupees Twenty Seven Lacs Forty Eight Thousand Three Hundred Thirty only) and the Earnest Money Deposit (EMD) will be Rs.2,74,833/- (Rupees Two Lacs Seventy Four Thousand Eight Hundred Thirty Three only) to be deposited on or before 12.10.2026.

Property Detail is as under:

All that part and parcel of leasehold immovable property situated at House No.119/Arazi No.283/Mauza Manaiya Pargana Arail Tehsil Karchana, District Prayagraj admeasuring 380.60 Sq.Mtrs. standing in the name of Mrs. Nisha Devi w/o Mr. Tulsidas Dwivedi.

Boundaries :

East: Part of Arazi No.283

West: Approx 15 feet wide Manaiya Link Road

North: Approx 10 feet wide Brick Soiling Road

South: Part of Arazi No.283

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.in/e-auction.htm & <https://baanknet.com>



(MANISH SRIVASTAVA)
Chief Manager/Authorised Officer
Date: 18.09.2026
Place: Prayagraj