

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 **30.09.2026 between 2.00 P.M. to 6.00 P.M.** for recovery of **Rs. 76,42,829.99 (Rupees Seventy Six Lac Forty Two Thousand Eight Hundred Twenty Nine and Paise Ninety Nine Only)+ interest from date 12.07.2025 + 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 Sanchit Enterprises through its Proprietor Mrs. Kamla Devi W/o Shri Shyam Dev Address- Hotel Samrat, Phase-2, SA 15/93-R-D, Atal Nagar, Income Tax Residency Compound, Mavaiya, Sarnath, Varanasi (U.P.)-221007 and Mrs. Kamla Devi W/o Shri Shyam Dev r/o SA 15/93-R-D, Phase-2, Mavaiya, Varanasi (U.P.)-221007** The Reserve Price will be **Rs. 1,34,80,000/- (Rupees One Crore Thirty Four Lac Eighty Thousand only)** and the Earnest Money Deposit (EMD) will be **Rs. 13,48,000/- (Rupees Thirteen Lac Forty Eight Thousand only)**. EMD to be deposited on or before 29.09.2026 and the date of inspection is 29.09.2026.

Property Detail is as under:

All the part and parcel of immovable property situated at Arazi No. 185 area 2640 Sq. Ft. i.e. 245.36 Sq. mtr. Situated at Mauza Mawaiya, Ward Sarnath Pargana Shivpur, Tehsil Sadar SRO Varanasi, Distt. Varanasi recorded in the name of Mrs. Kamla Devi W/o Shri Shyam Dev.

Property is bounded as per Sale Deed :

East: Land of Seller

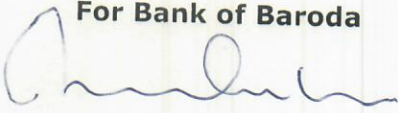
West: Land of Vinod Singh

North: Land of Badrunnisha

South: Kachha Rasta 10 feet wide

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: 24.08.2026

Place: Varanasi