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/Movables Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable/Movables Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 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/movables 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/ Mortgagors	Short description of the immovable property with known encumbrances, if any	Total Dues. As on 25.10.2026	Date and time of e-auction.	1.Reserve Price 2.Earnest Money Deposit (EMD) 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
	M/s Miracle Life Sciences Proprietor - Mr. Alpesh Kumar Mansukhlal Patel, 148, Bahadarpur Saini, Post Daulatpur,Tehsil Roorkee, Haridwar, Uttarakhand – Pin - 247667.(Borrower & Mortgager) Mrs. Brindaben Alpeshbhai Patel (Guarantor) W/o Mr. Alpesh Kumar Mansukhlal Patel, R/o 341, Behind Ganga view Hotel, Near Govindghat, Govindpuri, Walapur Town, Haridwar, Uttarakhand-249407	Industrial property comprising of factory land and building situated at Khasra No. 148, Village- Bahadrabad Saini Ahatmal, Behind Patanjali Yogpeeth, Pargana and Tehesil-Roorkee, District- Haridwar, Uttrakhand, admeasuring 1755 Square Meter or 0.1755 hectare owned by M/s. Miracle Life Sciences Prop. Mr. Alpesh Kumar Mansukhlal Patel vide Sale deed no.1925 dated 12.04.2006. The property is bounded and butted as: East: Way 20 Feet Wide West: Land of Saini Ji and Others North: Land of Ashok Kumar and Others South: Land of Shri Kishan Kumar	**Rs.3,22,11,282.15 (Rupees Three crore twenty-two lakh eleven thousand two hundred eighty-two rupees and fifteen 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 02.00 PM to 6.00 pm	Immovable Property 1. Reserve Price: Rs. 2,74,47,300/- (Rupees Two crore Seventy-four lakh forty-seven thousand three hundred rupees only) 2. Earnest Money Deposit: Rs. 27,44,730/- (Rupees Twenty Seven lakh forty four thousand seven hundred thirty rupees Only) 3. Bid increased amount: Rs.1,00,000/- (Rupees One Lakh Only)	Physical	28.10.2026 to 16.11.2026 between at 10.00 AM to 4.00 PM

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

कृते बैंक ऑफ बड़ौदा
For BANK OF BARODA

प्राधिकृत अधिकारी
Authorised Officer

	Ganga View Hotel, Near Govindghat, Govindpuri, Walapur T...	Roorkee, District-		Twenty Seven lakh forty four	

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Bank of Baroda

		Hypothecation of entire plant and machinery available at Khasra No. 148, Village- Bahadrabad Saini Ahatmal, Behind Patanjali Yogpeeth, Pargana and Tehesil-Roorkee, District- Haridwar, Uttarakhand. Note: Interested bidder may approach the concerned authorised officer for inspection and/or for obtaining specific details regarding the plant and machinery offered for sale.			Plant and Machinery 1. Reserve Price: Rs.58,65,000/- (Rupees Fifty-eight lakh sixty-five thousand only) 2. Earnest Money Deposit: Rs.5,86,000/- (Rupees Five lakhs eighty-six thousand Only) 3. Bid increased amount: Rs.1,00,000/- (Rupees One Lakh Only)		28.10.2026 to 16.11.2026 between at 10.00 AM to 4.00 PM

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**

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

कृते बैंक ऑफ़ बड़ौदा
For BANK OF BARODA
Authorised Officer, Bank of Baroda.
प्राधिकृत अधिकारी
Authorised Officer

Bank of Baroda, ROSARB, Malik Chowk, Dehradun,
District- Dehradun-248001 (Uttarakhand)
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