

Ref: ARB/LKO/RB/2025-26/223

Date: 24-09-2025

To,

1. M/s Nitisha Trading Company, a Proprietorship Firm through its proprietor Ms. Nikita Agarwal W/o Mr. Dhiraj Agarwal
Khasra No. 326 V, Muttakipur, IIM Road
Lucknow-226021 (U.P.)
2. Mrs. Nikita Agarwal Wife of Mr. Dhiraj Agarwal
House No. 47, Sector-I, Jankipuram Yojana, Jankipuram
Lucknow-226021, Mob. -7275258998
&
109/5 G, Model House, Near Post Office
Lucknow-226001 (U.P.), Mob. -7275258998
3. Mr. Neeraj Agarwal S/o Late Surendra Kumar Agarwal
Flat No. A 1/6 PR, 6th Floor, Paradise Palm, IIM Road, Near
Maharishi University, Bhitoli Khurd
Lucknow-226020 (U.P.), Mob. 7860422222
&
109/5 G, Model House, Near Post Office
Lucknow-226001, Mob 7860422222
4. Mr. Dhiraj Agarwal S/o Late Surendra Kumar Agarwal
House No. 47, Sector-I, Jankipuram Yojana, Jankipuram
Lucknow-226021, Mob. -9793540009
&
109/5 G, Model House, Near Post Office
Lucknow-226001 (U.P.), Mob. -9793540009
&
Flat No. 404, 4th Floor, Block-B, Goel Enclave, Phase-4
Ganeshpur, Rehmanpur
Lucknow-226028 (U.P.), Mob. -9793540009
Guarantor(s)-Mortgagors

[See proviso to rule 8(6)]

Sale notice for sale of immovable properties

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 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) 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 Authorized Officer of Bank of India Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there

Classification: Internal

Page 1 of 2



is" basis on **30.10.2025** for recovery of **Rs. 2,83,62,405.77+ Applicable interest & Other Charges** due to the Bank of India Secured Creditor from M/s Nitisha Trading Company, Mrs. Nikita Agarwal, Mr. Neeraj Agarwal & Mr. Dhiraj Agarwal.

Property Description:

- a) All that part and parcel of the property consisting of Flat No. A 1/6 PR, 6th Floor, Paradise Palm (Group Housing Residential Apartment), built on Plot/Khasra No. 109 SA, Raipur, Lucknow, Uttar Pradesh admeasuring 1517.00 Sq. Ft. in the name of Mr. Neeraj Agarwal

Boundaries: East: Passage 7.5
West: Open
North: Open
South: Wall of Stair Case & Lobby

The reserve price for Flat No. A 1/6 PR, 6th Floor, Paradise Palm is **Rs. 68,00,000/-** and the earnest money deposit will be **Rs. 6,80,000/-**

Known Encumbrances: NIL

- b) All that part and parcel of the property consisting of Flat No. 404, 4th Floor, Block-B, Goel Enclave (Group Housing Apartment) built on Plot/Khasra No. 360, Phase-IV, Ganeshpur, Rehmanpur, Lucknow, Uttar Pradesh admeasuring 975.00 Sq. Ft. in the name of Mr. Dhiraj Agarwal

Boundaries: East: Flat No. 403 Block-B
West: Flat No. 405 Block-B and open to sky
North: Common Passage 8 Ft. wide
South: open to sky

The reserve price for Flat No. 404, 4th Floor, Block-B, Goel Enclave is **Rs. 25,00,000/-** and the earnest money deposit will be **Rs. 2,50,000/-**

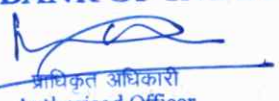
Known Encumbrances: NIL

For detailed terms and conditions of the sale, please refer to the link provided in Bank of India (Secured Creditor's) website i.e. www.bankofindia.co.in and <https://BAANKNET.com>.

Date: 24-09-2025

Classification: Internal

Authorized Officer
कृते बैंक ऑफ इंडिया
For **BANK OF INDIA**


अधिकृत अधिकारी
Authorized Officer
आस्ति वसूली शाखा, लखनऊ
Asset Recovery Branch, Lucknow