

**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 **20.11.2025 between 2.00 P.M. to 6.00 P.M.** for recovery of Rs.7,87,75,281.99 (Rupees Seven Crore Eighty Seven Lakh Seventy Five Thousand Two Hundred Eighty One and Ninety nine paise only) as on 12.08.2025 + interest from date 13.08.2025 + other expenses due to Bank of Baroda (Secured Creditor) from **Borrower/s M/s Abhay Fire Engineering and Services Pvt Ltd Represented through its Directors Mr. Abhay Yadav and Mr. Vijay Kumar** and Guarantor's 1) Mr. Abhay Yadav S/o Raj Narayan Yadav, 2) Mr. Vijay Kumar S/o Vindeshwari Prasad, 3) Mr. Ajay Yadav S/o Raj Narayan Yadav, 4) Mrs. Sushila Singh W/o Kailash Nath Yadav, 5) Mr. Kamlesh Yadav S/o Mata Prasad Yadav, 6) Mr. Vindeshwari Prasad S/o Bhullan Prasad, 7) Mrs. Poonam Yadav W/o Dinesh Kumar Yadav.

| Reserve Price   | Earnest Money Deposit (EMD) | EMD to be Deposited on or before | Date of Inspection |
|-----------------|-----------------------------|----------------------------------|--------------------|
| Rs. 97,12,000/- | Rs. 9,71,200/-              | 19.11.2025                       | 18.11.2025         |

**Property Detail is as under:**

All piece and parcel of Property comprises of H-No. 4B/52, Mauza Pandeypur Housing Development Scheme, Near LIC building, Pandeypur Awas Vikas Yojana, Pargana-Shivpur, Tehsil & Dist. – Varanasi. Area 162.00 Square meter, in the name of **Mrs. Sushila Devi W/O Late Kailesh Nath Singh Yadav.**

**Boundaries: -**

1. NORTH- 4B/35
2. SOUTH- 15 METER Road
3. EAST- 4B-53
4. WEST-4B-51

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](http://www.bankofbaroda.in/e-auction.htm) & <https://baanknet.com>

For Bank of Baroda

(Sanjay H Bhawnani)

Chief Manager/Authorised Officer

Date: 13-10-2025

Place: Varanasi



बेली रोड शाखा : भू-तल, 3/1, बी.के. बनर्जी मार्ग, नया कटरा, जगराम चौराहा, प्रयागराज-211002 (उ.प्र.)

BELI ROAD BRANCH : Ground Floor, 3/1, B.K. Banerjee Marg, New Katra, Jagram Chauraha, Prayagraj-211002 (U.P.)

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