

Ref. No.2026-27/04.06.2026/2

Date: 04.06.2026

Borrower/Firm(Name & Address)	Co Borrower/Guarantor/Proprietor etc (Name & Address)
Mr. Ishtiyaque Khan & Mrs. Nagma Khanam C/o Kamruddin Ansari, S 4/79, Daulatpur , Pandeypur, Varanasi UP 221007	Mrs. Nagma Khanam C/o Kamruddin Ansari, S 4/79, Daulatpur , Pandeypur, Varanasi UP 221007

Dear Sir/Madam,

Re: Notice under Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).

Whereas the undersigned being the Authorized Officer of the Bank of Baroda u/s 13(12) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s 13(12) of the said Act read with Rule 3 issued a Demand Notice on **20.09.2024** calling upon the Borrower(s)/Guarantor(s)/Mortgagor(s) **(1) Mr. Ishtiyaque Khan & Mrs. Nagma Khanam C/o Kamruddin Ansari, S 4/79, Daulatpur , Pandeypur, Varanasi UP 221007** to repay the amount in terms of the said notice within 60 days from the date of the said notice.

And whereas the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) having failed to repay the amount and hence, the undersigned, in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules has seized/taken over the possession of the property/properties (hereinafter referred as the said properties) more particularly described herein below on **31.01.2025**.

And whereas the undersigned in exercise of the powers conferred u/s 13(4) (a) of the SARFAESI Act, 2002 proposes to realize the bank's dues by Sale of the said properties.

And whereas the sale of the said properties will be done on "as is where is, As is what is, and whatever there is basis" through E-Auction and the date of Sale has been fixed on **28th July 2026** from **14.00 HRS to 18.00 HRS** with Reserve Price and EMD as mentioned below has been given in respect of the immovable/movable property and as per other terms and conditions as stipulated under the said Act/Rules.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as on the scheduled date of sale will be **Rs.32,33,003.20/- (Rupees Thirty two lakh thirty three thousand three point two only)** as on(Date) plus further interest and charges thereon which has to be realized by the sale of the said properties, which please note.

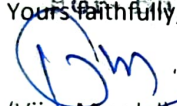
नीचीबाग - वाराणसी, भारत - 221001,
Nichibagh Branch, Dist , Varanasi - 221001 (India) Ph. 0542 2414767/ 2413531,

Email: varana@bankofbaroda.co.in Visit: www.bankofbaroda.com



Description of Secured Assets with Boundaries				Reserve Price(Rs.)	EMD(Rs.)
Equitable Mortgage of all part and parcel of Immovable Property situated at Arazi No. 140 Mi 164/2 Area 53.25 Sq Mtr. i.e . 573 Sq ft situated at Mauza Doulatpur Ward Sarnath Paragana Shivpur Tehsil Sadar Dist Varanasi standing in the name of Mrs. Nagma Khanam W/o Ishtiyak Khan Boundaries as per sale deed ;				Rs 26,46,000/-	Rs 2,64,600/-
North	South	East	West		
Pathar Chukka Rasta 6'0 wide	House of Samsher	Part of Arazi	Land of Shakuntala & Land of Shabana		

Yours faithfully,
Bank of Baroda


 (Vijay Mundel) Chief Manager
 Chief Manager & Authorized Officer
 Date- 04.06.2026

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