



ANSARI ROAD BRANCH
3, DARYAGANJ, NEW Delhi-110002
Ph: 011-3280192, 23250072 E- Mail:
ansariroad.newdelhi@bankofindia.co.in

POSSESSION NOTICE

Whereas the undersigned being the authorised officer of Bank of India under the securitization and reconstruction of financial assets and enforcement of security interest act, 2002 (54 of 2002) and in exercise of power conferred under section 13(2) read with rule 3 of the security interest (enforcement) rules, 2002 issued a demand notice dated 24.11.2025 calling upon the Borrower(s) M/s Vignesh Realtech Pvt Ltd through its directors Mr. Amit Dias and Mr. Mohit Anand and (Guarantors) Mr. Amit Dias & Mr. Late Heten Dias, Mr. Mohit Anand & Mr. A K Nigam and Mrs. Shakti Anand w/o Mr. Mohit Anand to repay the amount mentioned in notice being Rs. 4,14,97,782.15 (Rs. Four Crore Fourteen Lakh Ninety Seven Thousand Seven Hundred Eighty Two Paise Fifteen) with further interest and all costs, charges and expenses incurred by the bank within 60 days from the receipt of said notice.

The borrower having failed to repay the amount, notice is hereby given to the borrower and the public in general that the undersigned has taken possession of the property mentioned herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with rule 8 of the said rules on this 11th of February, 2026.

The borrower in particular and public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of the BANK OF INDIA, ANSARI ROAD BRANCH, 3, DARYAGANJ, NEW Delhi-110002 for an amount of Rs. 4,14,97,782.15 (Rs. Four Crore Fourteen Lakh Ninety Seven Thousand Seven Hundred Eighty Two Paise Fifteen) with further interest and all costs, charges and expenses incurred by the bank thereon. The borrower's attention is invited to provision of sub-section (8) of the section 13 of the Act, in respect of time available, to redeem the secured asset.

Description of the immovable Property

a) Entire built up Flat No-A-1201, 12TH Floor, Tower A, Prateek Wisteria, GH-1, Sector 77, Noida, Distt Gautam Buddha Nagar, UP-201301 measuring super area 1560 sq ft & carpet area 1247.98 sq ft owned by Mr. Mohit Anand and Mrs. Shakti Anand. Boundaries: Towards North East: Open/ Flat No.1206, Toward South West: Tower B, Toward South East: Main entry open below, Toward North West: Entry/ Pass/ Flat no. 1202

Date: 11.02.2026, Place: New Delhi Authorized Officer, Bank of India



Branch - ROSARB, East Delhi
[Address- 8718, First Floor, DB Gupta Marg, Ramnagar, Paharganj, New Delhi 110055, e-mail - SAREDL@bankofbaroda.co.in]

ANNEXURE-A

[Abridged Sale Notice for publication in News Papers for Auction conducted on e-Bkray portal]

Sale Notice for Sale of Immovable Properties "APPENDIX- IV-A [See proviso to Rule 8 (6)]

(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 property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized 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	Give short description of the immovable property with known encumbrances, if any (Mortgaged by Bank of Baroda)	Total Contractual Dues	Date of e-Auction / Time of e-Auction - Start Time to End Time	1. Reserve Price 2. Earnest Money Deposit (EMD)- Rs 3. Bid Increase Amount-Rs.	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	1-M/s Mahaveer Electricals trading co. Proprietor Shri Mahaveer Singh S/o Shree Hari Singh At H No. 111, Near Sarocpur Road, Sohna Road, Faridabad, Haryana 121001 2-Shree Mahaveer Singh (Proprietor) S/o Shree Hari Singh R/o 1436, Gali no-18, Sanjayan Enclave, Faridabad, Haryana-121005 3-Mrs Radha Devi (Mortgagor and Guarantor) W/o Shree Mahaveer Singh (Guarantor) R/o 1436, Gali no-18, Sanjayan Enclave, Faridabad, Haryana-121001	All part and parcel of Property situated at H.No. 1047/old-1436/Plot no-42, Sohna Road / Chacha Chowk Road, New Sanjay Road, NIIT, Faridabad-121001 area-100 SQ YD in the name of Mrs. Radha Devi. Bounded as:- North - Other Property, South-Road 20 ft wide, East-Plot no-41, West-Plot no-43	Rs. 40,40,746.72/- (Rs. Forty Lakhs Forty Thousand Seven Hundred Forty Six and Seventy Two Paisa only) as on 10.02.2026	02.03.2026 From 02.00 PM to 06.00 PM	Reserve Price- Rs.37,00,000/- EMD 3,70,000/- and increase amount Rs. 1,00,000/-	Property is under Symbolic Possession and Bank will hand over the property symbolically to auction purchaser	27.02.2026 11.00 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 <https://baanknet.com>.

Also, prospective bidders may contact the Authorised officer Mr. Saroj Kumar, Mobile-7043249474.

Authorised Officer (Bank of Baroda)

Date : 11-02-2026, Place : New Delhi



Noida Zonal Office: B-192/A, Block B Sector 52, Noida Gautam Buddha Nagar, Uttar Pradesh-201301
Head Office: Lokmanya, 1501, Shivajinagar, Pune-5

Appendix-IV-A [See proviso to 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 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 Possession of which has been taken by the Authorised Officer of Bank of Maharashtra Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 17.03.2026 for recovery of below mentioned amount plus interest till the date of realization and costs, charges and expenses due to the Bank of Maharashtra Secured Creditor from below mentioned borrowers & Guarantor details are hereunder:

Sl. No.	Name of Borrower	Amount Due	Short description of the immovable property with known encumbrances	Reserve Price EMD Amt. Bid Increase Amt
BARAILLY BRANCH				
1.	Mr Ayub Ahmad S/o Mr Ahmad Ali Address: Gurukul International School, Part of Khasra No 255 to 260, Partapur Jeevan Sahai, Munshi Nagar, Bareilly 243001 Also at: Part of Khasra No. 255 to 260, Partapur Jeevan Sahai, Bareilly-243001	Rs 31,49,117.00 plus interest thereon at contractual rate in the account number w.e.f. 19.10.2024	Equitable Mortgage of all pieces and Parcels of Land together with buildings and structures/residential block constructed on Khasra No 255 to 260, Munshi Nagar, Partapur Jeevan Sahai, Bareilly admeasuring 83.61 sq mtr owned by Mrs. Naseem Jahan W/o Mr. Ayub Ahmad S/o Mr. Ahmad Ali and bounded as follows: East- Rasta 20 Feet Wide; West - House of Shageel Ahmad; North - House of Gupta ji; South - Rasta 14, Feet Wide	Rs 22,53,000.00 Rs 2,25,300.00 Rs. 10000.00
	Mrs Nasim Jahan W/o Mr Ayub Ahmad Address: Gurukul International School, Part of Khasra No 255 to 260, Partapur Jeevan Sahai, Munshi Nagar, Bareilly 243001			SYMBOLIC POSSESSION

2.	M/s. Royal Lubricants, Proprietor Mr. Dalvir Singh S/o Mr. Rajendra Singh Address: Plot No 7(Part), Khasra No 474, New Suraksha Vihar Colony Sector C, Mauza Rohta Tehsil and District Agra-282001 Mr. Dalveer Singh S/o Mr. Rajendra Singh Address: Plot No 7(Part), Khasra No 474, New Suraksha Vihar Colony Sector C, Mauza Rohta Tehsil and District Agra-282001 Mrs. Sunita Singh W/o Shri Dalveer Singh Address: Plot No 7(Part), Khasra No 474, New Suraksha Vihar Colony Sector C, Mauza Rohta Tehsil and District Agra-282001	Rs 24,04,498.31 plus interest thereon at contractual rate in the account number w.e.f. 11.12.2024	Equitable Mortgage of All Piece and parcels of Land and building situated at Plot No 7(Part), Khasra No 474, New Suraksha Vihar Colony Sector C , Mauza Rohta Tehsil and District Agra-282001 admeasuring 128.66 Sq Mt., Owned By Mrs. Sunita Singh W/o Shri Dalveer Singh. Bounded as: East: 25' Wide Road, West: Others Property North: Plot No 06 of Smt. Anjali, South: Plot No 07(Part) Shri Manoj Chaturvedi.	Rs 33,94,000.00 Rs. 3,39,400.00 Rs. 10000.00
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2.	DEORI ROAD AGRA BRANCH	Rs 24,04,498.31 plus interest thereon at contractual rate in the account number w.e.f. 11.12.2024	Equitable Mortgage of All Piece and parcels of Land and building situated at Plot No 7(Part), Khasra No 474, New Suraksha Vihar Colony Sector C , Mauza Rohta Tehsil and District Agra-282001 admeasuring 128.66 Sq Mt., Owned By Mrs. Sunita Singh W/o Shri Dalveer Singh Address: Plot No 7(Part), Khasra No 474, New Suraksha Vihar Colony Sector C, Mauza Rohta Tehsil and District Agra-282001	Rs 33,94,000.00 Rs. 3,39,400.00 Rs. 10000.00
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3.	INDIRAPURAM BRANCH	Rs 12,24,138.00 + interest and other charges / expenses w.e.f. 04.12.2023	Equitable Mortgage of residential Flat no T-1, Third floor with roof rights, plot no 12 and 12(A), Kesav Kunj, Khasra No. 1614 village sadarpur, Ghaziabad	Rs 16,50,000.00 Rs. 1,65,000.00 Rs. 10000.00
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3.	1. Mr. Amit Mohan Jaiswal (Borrower) S/o Sriman Jaiswal House No - 323, 2nd Floor, H block, Govindpuram, Ghaziabad. 2. Mrs. Minaksi Jaiswal (Borrower) W/O Mr. Amit Mohan Jaiswal House No - 323, 2nd Floor, H block, Govindpuram, Ghaziabad.	Rs 12,24,138.00 + interest and other charges / expenses w.e.f. 04.12.2023	Equitable Mortgage of residential Flat no T-1, Third floor with roof rights, plot no 12 and 12(A), Kesav Kunj, Khasra No. 1614 village sadarpur, Ghaziabad	Rs 16,50,000.00 Rs. 1,65,000.00 Rs. 10000.00
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4.	1. Mr. Dhananjay Singh, Proprietor of M/s Prime Packaging industries Add: Plot No. F-6 Surajpur Site-B Industrial Area, UPSIDA, Greater Noida Village Gulistanpur, Tehsil-Sadar Greater Noida G.B. Nagar No. 144 2. Mr. Dhananjay Singh Add: C/o Lal Sahab Singh, Flat No. 3172, Tower 3, Ace Golfshire Sector 150, Noida, Kondli Bangar, G. B. Nagar, U.P.	Rs 3,27,88,031.00 + interest and other charges / expenses w.e.f. 10.07.2023	Plot No-F-6, land area measuring 746.00 Sq. Mtrs. Covered area 596.25 Sq. Mtrs. situated at Industrial area Surajpur Site-B, in Village Gulistanpur, Tehsil-Sadar Distt. Gautam Budh Nagar, U.P. in the name of Mr. Dhananjay Singh (Proprietor M/s Prime Packaging industries) Bounded :- North: Plot No. F-5, South: Plot No. F-7, East: Plot No. F-13, West: 18.00 Mtr Wide Road No.11	Rs 4,00,00,000.00 Rs. 40,00,000.00 Rs. 50,00,000.00
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5.	Mrs. Manju Devi (Borrower) W/O Late Ajay Kumar Singh Flat No. C-1 3rd floor Nanhey park Uttam Nagar new Delhi 110059