

**Public Auction/Sale Notice For Immovable Assets**

**Auction Notice u/s 13 (4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) read with Rule 6(2) and/or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002**

Whereas the undersigned being the Authorized Officer of the Baroda U.P. Bank u/s 13(2) of the above said SARFAESI ACT, 2002 and in exercise of the powers conferred u/s 13(2) of the said Act read with Rule 3 issued a Demand Notice calling upon the Borrower(s) and to Guarantor(s)/Mortgagor(s) 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)/Mortgagor(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 taken over the possession of the property/properties (hereinafter referred as the said properties). 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.

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 Creditors, the constructive Possession of which has been taken by the Authorised Officer of Baroda U.P. Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "whatever there is" basis the date as mention in the table herein below, for recovery of dues mentioned. Notice is again hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgagor(s) that the Authorised Officer has decided to invite BID/tenders/quotations the Immovable properties mentioned below under SARFAESI Act 2002. So, the interested persons/Bidders are invited to submit their BID, by fulfil all terms & conditions mentioned below, in a sealed envelop on or before 28.02.2022 at **Baroda U.P. Bank, Regional Office, Baldeo Niwas Compound, Reedganj, Faizabad.** BID will be opened on 01.03.2022.

S.No.	Name of Borrowers	Details of Property/ Name of the Owner/Mortgagor	Demand Notice Date/ Possession Date/ Possession Type	Due Amount (Rs.) (Less the amount deposited after Demand Notice)	Reserve Price (INR)  EMD
<b>Branch : R.B.N. Gosainganj Branch, Mob.: 8874206429</b>					
1.	Mr. Sandeep Kumar Modanwal S/o Mr. Suraj Prakash Gupta	Equitable mortgage of Properties/land Plot No. 1273/2, Sale deed No. 3115, date.16.05.1991,Area- 600 Sqft. Situated at Vilage- Ankaripur, Pargana-Amsin, Tehsil-Sadar, Distt- Ayodhya (Faizabad), <b>Boundaries: (As per deed): East:</b> Hata Ghanshyam, <b>West:</b> Remaining Plot of Seller, <b>North:</b> Remaining Plot of Seller, <b>South:</b> Road Kachcha 10 fit	22.07.2021 21.10.2021 Symbolic Possession	Rs. 11,80,562/- + Interest charged from 31.03.2021 + other Charges	18,52,200/- 1,85,220/-
2.	Mr. Uday Bhan Verma S/o Mr. S a d h u R a m Verma	Property mortgaged of Plot No. 37, Sale deed No. 1032, date.30.10.2012, Area- 0.025 Hect. Out of Area 0.412 Hect. Situated at Vilage- Takiya Kaalu, Pargana-Mijhaura, Tehsil-Bhiti, Distt- Ambedkarnagar, <b>Boundaries: (As per deed): East:</b> Kharanjha Road thereafter Field of Khushi Ram & Others, <b>West:</b> Field of First Party, <b>North:</b> Field of First Party, <b>South:</b> Field of First Party	13.04.2021 02.09.2021 Symbolic Possession	Rs. 5,74,742/- + Interest charged from 12.04.2021 + other Charges	15,42,600/- 1,54,260/-
3.	M/s Vijay Cane Crusher Prop Mr. Vijay Kumar Verma & Mr. Vijay Kumar Verma S/o Mr. Kamla Prasad	Property mortgaged of Plot No. 36, Sale deed No. 2012, date.22.05.2009, Area- 0.494 Hect. Its ½ share i.e. 0.247 Hect. Situated at Vilage- Takiya Kaalu, Pargana-Mijhaura, Tehsil-Bhiti, Distt- Ambedkarnagar, <b>Boundaries: (As per deed): East:</b> Chak Road, <b>West:</b> Field of Ram ujjagir & Ram Kewal, <b>North:</b> Field of Udaibhan Verma, <b>South:</b> Road Running from Tiwaripur to Senpur	01.04.2021 02.09.2021 Symbolic Possession	Rs. 11,15,255/- + Unapplied Interest from 28.02.2021 & other expenses	24,84,900/- 2,48,490/-
4.	M/s Uttam Tent House Prop Late Mr. Rajesh Kumar Verma & Mrs. Chinta Devi W/o Late Mr. Rajesh Kumar Verma (Legal heir of Mr. Rajesh Kumar Verma)	Equitable mortgage of Properties/land Plot No. 829mi, Area- 0.080 Hect., Regd Sale Deed No. 2940/4, Dated-12.08.2004, Situated at Village Kajipur Gadar, (Veershapur) Post- Gosainganj, Pargana-Amsin, Tehsil-Sadar, Distt- Ayodhya, Owner - Late Mr. Rajesh Kumar Verma S/o Mr. Ram Kumar Verma & Mrs. Chinta Devi W/o Late Mr. Rajesh Kumar Verma (Legal heir of Late Mr. Rajesh Kumar Verma), <b>Boundaries: (As per deed): East:</b> Field of Nand Lal, <b>West:</b> Rest land of Plot 829 of Jhinkan Soni, <b>North:</b> Field of Ramji & others, <b>South:</b> Chakroad Thereafter Field of Jairam & others	02.08.2021 16.11.2021 Symbolic Possession	Rs. 8,27,535.89 + Unapplied Interest after 02.08.2021	39,03,633.00 3,90,363.30
<b>Branch: Chirra Mohmadpur Branch, Mob.: 8874206422</b>					
5.	M / s F a t i m a Jewelers Prop. Mr. Tauseef Ahmad Salamani S/o Late Mr. Mohd. Shareef & Mr. Tauseef Ahmad Salamani S/o Late Mr. Mohd. Shareef	Property mortgaged House no. 131/1 purchased via registered Sale deed No. 3219 dated 27.09.2014/29.09.2014 ( Titamma Deed No. 3151/09.11.2015) Situated at Vill.- Raunahi, Pargana-Maglasi, Tehsil-Sohawal, Distt.- Ayodhya In the name of Mr. Tauseef Ahmad Salamani S/o Late Mr. Mohd. Shareef, Area- 2585 Sq. Ft., <b>Boundaries: (As per deed): East:</b> House of Gaffar, <b>West:</b> Road 9 Mt., <b>North:</b> House of Mateen Master, <b>South:</b> House of Jhaggad	06.01.2020 23.12.2020 Symbolic Possession	Rs. 12,62,985.73 + int. charged from 31.12.2019 + other charges	24,83,573.00 2,48,357.30
<b>Branch : Akbarpur Branch, Mob.: 8874206449</b>					
6.	M/s Harish Kumar Prop. Harish Kumar Sindhi S/o Late Mansharam & Harish Kumar Sindhi	All that part and parcel of the property consisting Equitable Mortgage Land & building Plot No. 289M, Purchased via Sale deed no 471 date 31.01.1992 situated in Vill Fatehpur Pakari, Perganal & Tehsil - Akbarpur Ambedkar Nagar Area- 0-1-0 (One Biswa) In the name Mansha Ram S/o Hemant Das, <b>Boundaries (As per deed)- East:</b> Chak Road & After Land of Abdul Ali, <b>West-</b> Land of Laxmi Devi, <b>North-</b> Land of Mansha Ram, <b>South-</b> Road Akbarpur to Pahitipur.	28.10.2020 13.01.2021 Symbolic Possession	Rs. 11,27,600/- + Interest charged from 28.10.2020 + other Charges	31,96,000/- 3,19,600/-
7.	M/s Amar Trading Company Prop. Amarjeet Yadav S/o Sri Shiv Poojan Yadav & Amarjeet Yadav	All that part and parcel of the property consisting of Plot No.360 kha M, Area- 0.063 Hect, Purchased via sale deed no. 4560 date 26.10.2013, situated in vill. Gaura po songaon Pargana & Tehsil Akbarpur, Ambedkar Nagar In the Name of Mr. Amarjeet Yadav S/O Mr. Shivpoojan, <b>Bounded: as per deed: East:</b> Plot of Ram kedar Yadav, <b>West:</b> Plot of Bhaggu, <b>North-</b> Kharanja Rasta, <b>South:</b> plot of prabhudeen	15.09.2018 02.01.2019 Symbolic Possession	Rs. 6,68,840/- + Interest charged from 15.09.2018 + other Charges	11,35,000/- 1,13,500/-
8.	Akhilesh Kumar Yadav S/o Phool Chand Yadav	Property mortgaged of Equitable mortgage of Properties/land Plot No. 141, Sale deed No. 470/2008, date.11.02.2008, Area- 987 Sqft. Situated at Village- Jauhardeeh, Muradabad, Pargana- Akbarpur, Tehsil-Akbarpur, Distt- Ambedkar Nagar, Property Owner- Smt Renu Yadav, <b>Boundaries: East:</b> Kachha rasta 8 ft & land of Sanigdha Rani, <b>West:</b> Plot of Ram Achal, <b>North:</b> Kachha Rasta & Land of Ayodhya Prasad, <b>South:</b> Plot of Ram Teerath & other	02.05.2019 08.03.2020 Symbolic Possession	Rs. 6,53,668/- + Interest charged from 02.05.2019 + other Charges	14,34,000/- 1,43,400/-

Contact No. 8874207282, 8874206413

**Terms & Conditions of Sale- 1.** Interested Bidders have to submit their BID in sealed envelopes (Clear & Readable BID Serial number & Date of publication should be mentioned over the envelop), **2.** Bidders have to submit/attach 10% of Reserve price as earnest money deposit in form of DD/Bankers' cheque favoring "Authorised Officer, Baroda U.P. Bank" & payable at Faizabad, in advance along with the BID. The Highest BID value (should not be less than the Reserve price) will be considered as successful Bidder & rest EMD of unsuccessful Bidder will be sent back without interest within a week., **3.** Successful Bidder will have to deposit 15% of the BID amount (excluding EMD) at the same day in form of DD/Bankers' Cheque and rest amount will have to be paid strictly within 15 days of confirmation of the sale, If he fails to do so, the amounts previously deposited by him will be seized., **4.** Authorised Officer reserves the right to accept/reject/cancel/suspend any BID/Highest one without intimation about any reason or prior notice. Authorised Officer reserves the right to extend the date of Sale/Auction, **5.** Authorised Officer would not be held liable for any type of due charges /lien/encumbrances/taxes/ Govt. dues and other party claims & dues, **6.** Property would not be sold an amount less than the Reserve Price. The successful Bidder will have to entertain all stamp duties & registration Fee at self. **7.** If it found that two or more bidders have the same Bid Amount, the Authorised officer reserves the right to invite fresh Bid among them. **8.** BID/Sale will be subject to confirmation by Bank. Properties will be sold on "As is where is", "As is what is" and "whatever there is" basis. **9.** If Any Borrowers/ Guarantor repay full dues to the bank before the Auction then the Auction will be deferred. **Thus Borrowers/ Guarantors have chances to release of the secured assets before the auction subject to he repays the full amount & charges due to the Bank under sub section (8) of Sec 13 of Security Interest Enforcement Rules,2002 (By the Security Interest (Enforcement)Amendment Rules,2002).** **10.** This is the sole responsibility of the Bidders to be satisfy & be confirmed about the properties. They can visit/inspect the properties by seeking time from the respective branches at any working day from 2:00 pm to 5:00 pm. **11.** Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgagors. **12.** For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website, i.e. <https://www.barodagraminbank.com/sarfaesinotice.php>

**30 Days notice to Sale under SARFAESI Act 2002**

Notice is hereby given to Barrower(s)/Guarantor(s)/Mortgagors to repay all due amounts mentioned above to the Bank before the Auction, if they fails to do so the mortgaged property would be sold out on the date mentioned and if any dues left will be recovered to them with due interest, charges & expenses.

Date : 11.01.2022 Place: Ayodhya

Authorized Officer : Baroda UP Bank, Faizabad/ Ayodhya

9.	M/s Deva Medical Hall Prop- Lalmani Maurya S/o Kheduram Maurya & Lalmani	Property mortgaged of Equitable mortgage of Properties/land Plot No. 87, Sale deed No. 2190/2011, date.05.07.2011,Area- 2720 Sqft. Situated at Village- Burhaipur, Pargana-Akbarpur, Tehsil-Akbarpur, Distt-Ambedkar Nagar, <b>Boundaries: East-</b> House Of Sri Ram, <b>West-</b> Plot of Vendor, <b>North-</b> House Rashimani Gaur, <b>South-</b> Kachha Rasta	30.08.2018 02.01.2019 Symbolic Possession	Rs. 14,65,380/- + Interest charged from 30.08.2018 + other Charges	16,98,000/- 1,69,800/-
<b>Branch : Bandipur Branch, Mob.: 8874206453</b>					
10.	M/s Sri Rajdeo Singh Educational and welfare society Unit Ram Baksh Singh Smarak Mahavidhyalay Manager Arima Yadav President Sri Rajdeo Singh Vice President Sri S u b h a s h Chandra Yadav	Property mortgaged Plot no. 265 M & 276 respectively purchased via registered Sale deed No. 2067/2012 dated 18.07.2012 & 1017/2012 dated 12.04.2012 Situated at Vill.- Sakra Dakshin, Pergana - Surhurpur, Tehsil - Jalalpur, Distt.- Ambedkarnagar In the name of Mr. Subhash Chandra Yadav Manager of Ram Baksh Singh Smarak Mahavidhyalay, Total Area - 9732.97 Sq. Mt., <b>Boundaries: Plot No 265 M As per Deed: East:</b> Plot of Virendra bahadur and Ors., <b>West:</b> Plot of jagdish Singh and others, <b>North:</b> Plot of Virendra bahadur, <b>South:</b> Plot Of Ram Baksh Singh Smarak Mahavidhyalay <b>Boundaries: Plot No 276 As per Deed: East:</b> Plot of Ram Nawal Singh, <b>West:</b> Chak Marg Kachha and after that Plot Jagdish Singh, <b>North:</b> Plot of Ram Nawal Singh, <b>South:</b> Chak Marg Kachha and after that Plot Ram Chet and Others	16.10.2019 22.12.2020 Symbolic Possession	Rs. 63,78,979/- + Interest charged from 16.10.2019 + other Charges	89,67,200.00 8,96,720.00
		Property mortgaged Plot no. 1163 purchased via registered Sale deed No. 6805 dated 6.9.2007 Situated at Vill.- kanausi, Ward - kesari khera, Post - Manak Nagar, Distt.- Lucknow In the name of Mr. Ramakant Tripathi & Mr. Pavanjay Tripathi S/o Mr. Ramakant Tripathi legal Heirs late Mrs. Maina Tripathi W/o Ramakant Tripathi, Total Area - 1697.5 Sq. Ft., <b>Boundaries: As per Deed: East:</b> Arazi Digar, <b>West:</b> Land of Krishana, <b>North:</b> Rasta 10 Ft. Wide, <b>South:</b> House of Sarvesh and Sunil	16.10.2019 23.12.2020 Symbolic Possession		22,03,200.00 2,20,320.00
		Property mortgaged House No 51 purchased via registered Sale deed No. 5334 dated 31.12.2008 Situated at Maujha- Rohini Awasiya Yojana, Pergana - Haweli Awadh, Tahsil- Sadar, Distt.- Ayodhya In the name of Mrs. Sharda Singh W/o Sri Prem Nath Singh, Total Area - 53.10 Sq. Mt., <b>Boundaries: As per Deed &amp; Site: East:</b> 4.5 Meter Road, <b>West:</b> Others Land, <b>North:</b> Rasta 10 Ft. Wide, <b>South:</b> House No E-50			23,03,707.00 2,30,370.70
<b>Branch: Punther Branch, Mob.: 8874206478</b>					
11.	M/S Seth Traders Prop. Arvind Mohan & Mr. Arvind Mohan	Property mortgaged House No.39, Registered Sale deed No. 4165 dated 22.03.2010 Vill. Bhairavpur Post Mahboobganj Faizabad (Ayodhya) In the Name of M.S. Susheela Devi W/O-Anil Kumar Soni, Area- 1080 Sq . Ft . <b>Boundaries: As per Deed: East-</b> Rasta Kharanja 5 fit wide, <b>West-</b> Plot of Virendra Ji, <b>North-</b> House of Peer Mohammad, <b>South-</b> Plot of Satya Prakash & Other	12.11.2019 03.09.2021 Symbolic Possession	Rs. 10,59,268/- + int. charged from 01.11.2019 + other charges	19,16,750.00 1,91,675.00
<b>Branch: Faizabad Main Branch, Mob.: 8874206411</b>					
12.	Mrs. Suman Tiwari w/o Mr. Awadh Narain Tiwari	Property mortgaged of Equitable mortgage of Properties/land Plot No. 46 Min., House No 8/10/67, Sale deed No 4771, date 12.09.2011 Area 319.35 Sqft. Situated at Village- Janaura - Mau Yaduvanshpur, Pargana-Haveli Awadh Tehsil-Sadar, Distt-Ayodhya (Faizabad), In name of Mr. Awadh Narayan Tiwari, <b>Boundaries: (As per deed) East:</b> Road 8' wide, <b>West:</b> House of Mr. Patan, <b>North:</b> House of Mr. Rama Shanker Pandey, <b>South:</b> House of Mrs. Shakuntla Prajapati	04.09.2020 15.01.2021 Symbolic Possession	Rs. 5,41,351/- + int. charged from 31.12.2019 + other charges & Rs. 3,38,312/- + int. charged from 31.12.2019 + other charges	18,11,430.00 1,81,143.00
13.	Mrs. Raj Mani Pandey alias Munni Pandey w/o Mr. Sita Ram Pandey	Property mortgaged of Equitable mortgage of Properties/land Plot No 04 Min House No 8/10/81, Sale deed No 2096 date 15.05.2009 Area- 81 Sqft Situated at Village- Janaura - Hanumat Nagar, on L/S of Parikrama Marg from Chowk to Nakas Rd to Modha Pargana-Haveli Awadh, Tehsil- Sadar, Distt- Ayodhya (Faizabad), In the name of Mrs. Raj Mani Pandey alias Munni Pandey w/o Mr. Sita Ram Pandey <b>Boundaries: (As per deed) East:</b> Sita Ram Pandey, <b>West:</b> Shop of Mr. Jagdish, <b>North:</b> Road (Naka to Modha), <b>South:</b> House of Mr. Sita Ram Pandey	23.05.2017 20.09.2017 Symbolic Possession	Rs. 5,73,010/- + int. charged from 31.12.2019 + other charges	2,80,250.00 28,025.00
14.	M/S Shubham Mens and Kids Wear Proprietor Mr. Ravi Shanker Y a d a v descendant to Late Madhuri Devi	Property mortgaged of Equitable mortgage of Properties/land Plot No 512 Min, House No.4/3/44, Sale deed No. 2087 date 13.06.1994 Area- 440 Sqft. Situated at residential area- Navghara near Afeem Kothi on R/S Parikrama Marg, Pargana-Haveli Awadh, Tehsil-Sadar, Distt- Ayodhya (Faizabad), In the name of Mr. Ravi Shanker Yadav, <b>Boundaries: (As per deed) East:</b> House of Mr. Jagroop & others, <b>West:</b> Gali, <b>North:</b> Open Plot, <b>South:</b> Gali	22.07.2021 21.10.2021 Symbolic Possession	Rs. 10,48,225/- + int. charged from 30.06.2021 + other charges	8,66,430.00 86,643.00
<b>Branch: Jaferganj Branch, Mob.: 8874206465</b>					
15.	M/s Yadav Sweet House Prop. Mr. Ramesh Kumar Yadav S/o Late Mr. Lal Bahadur & Mr. R a m e s h Kumar Yadav	Property Mortgaged Plot no. 564ka purchased via registered Sale deed No. 455/2010 dated 18-01-2010 Situated at Vill.- Mubarakpur maraila, Pergana-Akbarpur, Tehsil-Akbarpur, Distt.-Ambedkar Nagar In the name of Mrs. Vimala Devi w/o Mr. Kallu, Area - 1360 Sq. Ft., <b>Boundaries: As per Deed: East-</b> Plot of Pallu & Hari Ram, <b>West-</b> Plot of carpenter Shiv Moorat & Others, <b>North-</b> Plot of Virendra Singh <b>South-</b> Akbarpur to Malipur Road	15.01.2016 07.01.2018 Symbolic Possession	Rs. 5,49,483/- + int. charged from 29.05.2013 + other charges	10,36,150.00 1,03,615.00
<b>Branch: Santnagar Navgan Branch, Mob.: 8874206545</b>					
16.	M/s Pandey khad Bhandar Prop. Mr. Arun Kumar Pandey S/o Mr. Dinesh Kumar Pandey & Mr. Arun Kumar Pandey	Property mortgaged Plot no.238, Mauza- Anjrauli Pargana-Khandasa Tehsil- Milkipur Distt- Ayodhya via registered Sale deed No. 1640 dated 12.08.2008 Situated at Plot no.238, Mauza-Anjrauli Pargana-Khandasa Tehsil-Milkipur Distt- Ayodhya In the name of Smt. Rajkumari w/o Sri Dinesh kumar Pandey, Area 0.099 (In Hect.), <b>Boundaries: As per Deed: East:</b> Chak Marg then Plot of Ram Newaj, <b>West:</b> Khet of Dayaram, <b>North:</b> Khet of Lalla Devi, <b>South:</b> Road Milkipur to Amaniganj, <b>Boundaries: As per Site: East:</b> Nali then house Ram Newaj, <b>West:</b> Plot of Rajkumari, <b>North:</b> Plot of Rajkumari, <b>South:</b> Road Milkipur to Amaniganj	10.12.2019 17.02.2021 Symbolic Possession	Rs. 7,37,095.17 + int. charged from 10.12.2019 + other charges	39,20,797.00 3,92,079.70