



**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 (here in after 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 23.08.2023 at Baroda U.P. Bank, Regional Office: Gora Barik, Amhat, Lucknow Road, Sultanpur BID will be opened on 24.08.2023

Sl No.	Name & Address of Borrower/ Guarantor/ Mortgager And Account No.	Description of Immovable Property	Demand Notice Date / Possession Date Possession Type	Due Amout (Rs.)	Reserve Price (RP)/ Earnest Money (EM)(Rs.) Bid Increase Amount
Branch:- Rajwara Rampur Account No. 5160060000441					
1.	Borrower:- Smt. Punam Tiwari W/o Shri Ramesh Tiwari. Address:- Village Saraimanga, Post-Baruauttari, Distt. Sultanpur. Guarantor:- 1. Shri Lalta Prasad S/o Shri Ramkhelawan. R/o Village Ahiraula Post Baruauttari, Distt:- Sultanpur 2. Shri Heera Lal S/o Shri Ram Sumer. R/o Village Ahiraula Post Baruauttari, Distt:- Sultanpur. 3. Shri Ramesh kumar S/o Shri Lalta Prasad. R/o Village Ahiraula Post Baruauttari, Distt:- Sultanpur. 4. Shri Ramesh Tiwari S/o Shri Laxmi Narain R/o Village Saraimanga Post- Baruauttari, Distt:- Sultanpur.	Original Sale Deed No. 2022 Dated 29.05.2015, Total Area 179.83 Sq.meter. Situated in Village-Sarai Manga, Pargana- Chanda, Tehsil- Lambhua, Distt. Sultanpur. Owner: Shri Ramesh Tiwari Urf Narendra Kumar S/o Mr. Laxmi Narain. Boundary- East- Nala Badhu Bagh of Shri Narendra Kumar urf Ramesh Tiwari, West- House Shri Jagdishnarain Tiwari, North- Road Gopinathpur to Kindipur, South- Land Shri Ashok Tiwari, Badhu Rasta.	Date of Demand Notice 08.07.2016 Date of Possession Notice 31.07.2017	Rs. 9,10,622/- as on 29.02.2016 Inclusive of Interest up to 29.02.2016	Rs. 3,97,800/- (RP) Rs. 39,780/- (EMD)
Branch:- Sultanpur Account No. 51030600000916					
2.	Borrower:- 1 Smt. Krishna Devi W/o Late Lal Ji Patwa. 2. Rajesh Kumar S/o Late Lal Ji Patwa. Address:- House No. 2263/4, Nabipur, Shastri Nagar, Sultanpur. Guarantor:- 1. Vijay Kaushal S/o Shri Vassdev Address:- Gharha Khurd, Bharajpur, Sultanpur 2. Amarlal S/o Shri Roopchand Address:- House No. 1509, Shastari Nagar Sultanpur.	Plot No. 153/2, Old House No. 2256/1, New House No. 2263/4, Original Sale Deed No. 5030 Dated 25.06.2015 Total Area- 1059 Sqft. Situated in Mohalla, Nabipur (Shastri Nagar) Pargana-Miranpur, Tehsil- Sadar Distt. Sultanpur. Owner Late Lal Ji Patwa S/o Onkar Nath Bounded As per Sale Deed: East: Plot of Urmila Singh, West: Plot of Lal Bahadur, North: Hata Kreta, South: Road.	Date of Demand Notice 19.03.2018 Date of Possession Notice 17.07.2018	Rs. 7,09,541/- as on 16.03.2018 Inclusive of Interest up to 30.06.2017	Rs. 11,57,400/- (RP) Rs. 1,15,740/- (EMD)
Branch:- Sultanpur Account No. 51030500000168					
3.	Borrower:- M/s New Dupatta Mahal. Prop Shri Aiyaj Ahmad S/o Nasir Khan Address:- Helal Market, Ganda Nala Road, Tehsil & Distt. Sultanpur U.P Guarantor:- 1. Smt. Mehru Nisha W/o Shri Nasir Khan Address:- Kasba Sultanpur, Pargana-Barausa, Tehsil- Sadar, Distt. Sultanpur 2. Lal Mohamad S/o Nasir Khan Address:- Kasba KNI, Pargana- Barausa, Tehsil- Sadar, Distt. Sultanpur 3. Shri Mohamad Anees Khan S/o Wakeel Khan Address:- House No. 192, Dariyapur (Azad Nagar) Tehsil- Sadar, Distt. Sultanpur	Original Sale Deed No. 1176 Dated 04.02.1978 Total Area- 0.086 Hectare situated in Village-Kasba Sultanpur Pargana- Barausa, Tehsil- Sadar, Distt. Sultanpur. Owner Smt. Mehru Nisha W/o Shri Nasir Khan Bounded: East: Road 12 feet, West: Gali there after B/o Kesarwani, North: B/o Mrs. Akhtarul Nisha, South: B/o Mr. Mehmood Khan	Date of Demand Notice 19.03.2018 Date of Possession Notice 17.07.2018	Rs. 5,34,536/- as on 03.01.2018 Inclusive of Interest up to 31.08.2017	Rs. 97,54,200/- (RP) Rs. 9,75,420/- (EMD)
Branch:- Chittepatti Account No. 51150500001397					
4.	Borrower:- M/s Shiv Traders Prop.- Shiv Mohan Upadhyaya S/o Awadhesh Kumar Upadhyaya Address:- Village karetha Gosarpur Post-Chittepatti, Tehsil- Jaisinghpur Distt.: Sultanpur U.P. Pin: 228131 Guarantor:- 1. Krishna Kumari W/o Shiv Mohan Upadhyaya. Address:- Village karetha Gosarpur Post- Chittepatti, Tehsil- Jaisinghpur Distt.: Sultanpur U.P. Pin: 228131 2. Shri. Dhruv Narayan Singh S/o Surya Bhan Singh. Address:- Village karetha Gosarpur Post- Chittepatti, Tehsil- Jaisinghpur Distt.: Sultanpur U.P. Pin: 228131 3. Kaushalendra Pratap Singh S/o Panch Bahadur Singh Address:- Khalispur Durga	All that part and parcel of the property consisting of Plot no. 143, 144, Area - 7326 sqft. Sale Deed No. 2874 dated 08-10-2009 situated in Village Bhekipur, Pargana: Aldemau Tehsil: Kadipur Dist: Sultanpur UP Owner: - Krishna Kumari W/O Shiv Mohan Upadhyaya Village: Karetha Gosarpur Post: Chittepatti Tehsil- Jaisinghpur Distt: Sultanpur, U.P Bounded: On the East by: Land of Bhagwati Prasad, On the West by: Land of Ashok Kumar, On the North by: Land of Ramsumer Verma On the South by: Land of Shiv Mohan Upadhyaya.	Date of Demand Notice 15.09.2021 Date of Possession Notice 21.01.2022	Rs. 11,51,416/- as on 01.09.2021 + Interest	Rs. 14,12,000/- (RP) Rs. 1,41,200/- (EMD)
Branch:- Alipur Saravan Account No. 50920500001667					
5.	Borrower:- Jay Prakash Maurya S/o Rajdev Maurya Address:- Villaga Marui Kishundaspur, Post- Paudhan Rampur, Distt.: Sultanpur U.P. Pin- 228171 Guarantor:- 1. Shri Nath S/o Ram Awadh Address:- Villaga Marui Kishundaspur 2. Dev Narayan S/o Ram Awadh. Address:- Villaga Marui Kishundaspur	Details of Mortgaged Land: Original Sr. No. 3897 Dated 25.11.2013 Plot No. 871, Area- 0.019 Hectare, Situated at Village Marui Kishundaspur, Pargana- Aldemau, Tehsil- Kadipur, Sultanpur U.P. Owner:- Mr. Jay Prakash Maurya Boundary: East- Rest Area of sold Plot, West- Plot of Doodhnath, North- Plot of Ram Karan, South- Link Road- Plot of Shreenath Maurya.	Date of Demand Notice 13.01.2021 Date of Possession Notice 03.12.2021	Rs. 6,66,567/- as on 30.11.2020 + Interest	Rs. 6,85,000/- (RP) Rs. 68,500/- (EMD)
Branch:- Dhanpatganj Account No. 50750500001289					
6.	Borrower:- M/s Sagar Readymade & General Store Prop. Shi Ram Sagar S/o Sri Munna Lal Address:- Villaga Lohngi (Dhanpatganj Bazar) Post Atarsuma, Distt Sultanpur Pin- 228171	Details of Mortgaged Land: Original Sale Deed Dated 02.06.2006 , Deed No. 3166, Area 1248 Sq.Ft, House No. 280 Situated in Village Lohngi (Dhanpatganj Bazar) Post Atarsuma Distt.: Sultanpur U.P. Owner- Smt. Mala W/o Ram Sagar Boundary: East- House of Ram Gopal, West- House of Lal ji Upadhyay, North- Road Unmetalled, South- Metalled Road Kurebhar Haliyapur.	Date of Demand Notice 05.02.2020 Date of Possession Notice 30.11.2021	Rs. 13,08,361/- as on 31.01.2020 + Interest	Rs. 22,37,600/- (RP) Rs. 2,23,760/- (EMD)
Branch:- Bandhuwa Kala Account No. 51020500001271					
7.	Borrower:- Vijay Traders Prop. Vijay Shankar Yadav S/o Late Siyaram Address:- Village Saraiyya Post- Bandhuwa Kala, Tehsil- Sadar Distt- Sultanpur U.P. Pin 227808 Guarantor:- 1. Shri Brijlal S/o Hari Kisun Address:- Lohar Paschim, Post Bankepur Tehsil- Sadar, Distt.: Sultanpur U.P. Pin 227808 2. Ram Sajvan S/o Ram Lakhnan Address:- Village Saraiyya Post- Bandhuwa Kala, Tehsil- Sadar Distt.: Sultanpur U.P. Pin- 227808 3. Karmaita W/o Late Siyaram Address:- Village Saraiyya Post- Bandhuwa Kala, Tehsil- Sadar Distt.: Sultanpur U.P. Pin- 227808	Details of Mortgaged Land: Original Sale Deed No. 1422 Dated 17.03.2009 Plot No. 286, Area 5320 Sq.ft., Situated in Village Saraiyya, Pargana Miranpur Tehsil- Sadar, Distt.: Sultanpur U.P. Owner- Karmaita W/o Late Siyaram Boundary: East- Land of Ram Kripal, West- Land of Vedprakash, North- Sadak Rajmarg Sultanpur Raibariley, South- Chak Marg.	Date of Demand Notice 15.09.2021 Date of Possession Notice 20.01.2022	Rs. 6,32,394/- as on 01.09.2021 + Interest	Rs. 12,14,400/- (RP) Rs. 1,21,440/- (EMD)

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 Sultanpur, 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 25% of the BID amount (including 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/cease/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/taxps/ 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 Mortgagor / Borrowers/ Guarantor repay full dues to the bank before the Auction then the Auction will be deferred. Thus Borrowers/ Guarantors Mortgagor 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 satisfied & be confirmed about the properties. They can visit/inspect the properties by seeking time from the respective branches at any working day from 12:00 noon to 4:00 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 Borrower(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:- 14.07.2023

Place:- Sultanpur

Authorised Officer, Baroda U.P. Bank