

Public Auction/Sale Notice For Immovable Assets

Whereas, The Authorised Officer of **Baroda U.P. Bank** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rules 8 (6) of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to borrowers and Authorised Officer has taken possession of the Properties described herein below. Offers are invited by the Authorised Officer under the said Act by holding Auction on the date, place and time mentioned. Public at large and borrowers and guarantors in general is being informed hereby that Auction under SARFAESI Act 2002 in respect of Under noted properties will be conducted for sale on the terms and conditions specified herein stated on the basis of "AS IS WHERE IS" & "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" at Regional Office Baroda U.P. Bank, Basti, For realization of debts/dues to Bank. The sale be subject to the conditions mentioned in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

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 for the Immovable properties mentioned below under SARFAESI Act 2002. So, the interested persons/Bidders are invited to submit their BID, by fulfilling all terms & conditions mentioned below, in a sealed envelope on or before **Date 16.03.2024 at Baroda U.P. Bank, Regional Office, Basti.** BID will be opened on **Date 18.03.2024, Time: 12.00 PM.** The borrower's attention is invited to provisions of sub section (8) of section 13 of the act in respect of time available to redeem the secured assets.

Sl. No.	Name of Borrowers/ Guarantors/ Mortgagors	Details of Property/ Name of the Owner	Demand Notice Date/ Possession Date/ Possession Type	Due amount (Rs.)	Reserve Price (INR) / EMD
Branch: Basti, Contact No. : 9453180647					
1.	Borrower: M/s Car Care Prop. Mr. Hamza Raza S/o Abdul Raza Urif Idu, Add- Murljiot, Kotwali Road, Po- Basti, Distt- Basti - 272001 Guarantors/Mortgagors: (i) Mr. Abdul Raza S/o Akhliak Ahmad, Add- Murljiot, Kotwali Road, Po- Basti, Distt- Basti - 272001 (ii) Mr. Afjal Ahmad Abbasi S/o Mohammad Ahmad, Add- Kotwali Road, Ganna Office, Manhandeeh, Amhut, Disitt- Basti - 272001	All the part and parcel of the property consisting house/building/plot (Equitable Mortgage) Standing in the Name of Mr. Abdul Raza urif Idu S/o Akhliak, Plot No. 3058, House No. 175, Area-48.127 Sq. Mtr. , Situated at Vill. Waka Muhalla, Murljiot, Mauza- Khash Tappa - Haveli Pargana- Basti Purab, Tehsil & Distt- Basti (U.P.) Boundaries (as per sale deed): North- House/Shop of Abdul Rajjak, South- Road, Basti to Gorakhpur, East- Shop of Akhliak Ahmad etc., West- H/o Abdul Raza	04.05.2023	Rs. 19,43,191.18/- (as on 01.05.2023) +Interest and other Charges	33,66,000.00 3,36,600.00
			15.07.2023 Symbolic Possession		
Branch: Malviya Road, Contact No. : 7571811430					
2.	Borrower: M/s Shri Mahakal Ayurvedic Prop. Agnivesh Srivastava S/o Govind Prasad Srivastava, Add- Madwa Nagar, Badeban, Distt- Basti - 272001 Guarantors/Mortgagors: (i) Mrs. Sushila Devi W/o Govind Prasad Srivastava, Add- Madwa Nagar, Badeban, Po- Basti, Distt- Basti- 272001 (ii) Mrs. Kushumlata Srivastava W/o Rajaram, Add- Vil- Katara, Post- Gandhi Nagar, Distt- Basti - 272001	All the part and parcel of immovable property consisting house & bulding admeasuring Plot No. 600 Kha Area- 63.25 Sq. Mtr. , Situated at Vill. Waka Mauja Madwa Nagar Tappa- Haveli Pargana- Basti East (500 mtr. Away from main road) Distt- Basti in the Name of Smt. Sushila Devi W/o Govind Srivastava R/o Madwa Nagar, Badeban, Distt- Basti (CERSAI - asset id: 200034950302 and security interest id: 400035008946, Boundaries: North- Khadanja Road, South- H/o Ishaq Ali, East- H/o Shaukat, West- H/o Beepat	17.04.2023	Rs. 7,96,654.00/- (as on 06.04.2023) +Interest and other Charges	18,34,000.00 1,83,400.00
			15.07.2023 Symbolic Possession		

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 envelope**), **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 Basti, 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/s will be refunded without interest within a week., **3.** Successful Bidder will have to deposit 15% of the BID amount (excluding EMD) on the same day in form of Cash 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 forfeited., **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 will not be held liable for any type of charges /lien/encumbrances/taxes/ Govt. dues and other party claims & dues, **6.** Property will not be sold on amount less than the Reserve Price. The successful Bidder will have to entertain all stamp duties & registration Fee at self. **7.** If it is 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 Borrower/ Guarantor repays full dues to the bank before the Auction then the Auction will be deferred. **Thus Borrowers/ Guarantors have chances to release 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 & confirmed about the properties. They can visit/inspect the properties by seeking time from the respective branches on 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.barodaupbank.in/sarfaesinotice.php>

30 Days notice to Sale under SARFAESI Act 2002

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