

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, Sant Kabir Nagar, 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 27.02.2024 at Baroda U.P. Bank, Regional Office, Sant Kabir Nagar.** BID will be opened on **Date 28.02.2024, 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	Outstanding Amount (Rs.)	Reserve Price (INR) / EMD
Branch: Baghauli, Contact No.: +91 9457160383, +91 7571810935					
1.	Borrower: Smt. Durgawati Rai W/o Indradev Rai, Vill.-Balushahara, PO-Baghauli, Distt-Sant Kabir Nagar Guarantor- (1) Shri Satya Prakash Rai S/o Indradev Rai, Vill.-Balushahara PO-Baghauli, Distt-Sant Kabir Nagar (2) Mr. Jay Prakash Rai S/o Lallu Rai, Vill.-Balushahara PO-Baghauli, Distt-Sant Kabir Nagar	All that part and parcel of immovable property consisting Land & Building admeasuring Land Aavadi No. 567 Ka Min. Area 380 Sq.Mtr. Situated at Vill-Balushahara, Tappa-Utraval, Pargana-Maghar Purab, Tehsil-Khalilabad, Distt-Sant Kabir Nagar standing in the name of Smt. Durgawati Rai W/o Indra Dev Rai R/O Vill.-Balushahara, Tappa-Utraval, Pargana-Maghar Purab, Tehsil-Khalilabad, Distt-Santkabir Nagar (sale deed dated-23.11.2015) Boundaries:- North: H/O Jhinku Yadav, South: Khadanjia Road after house, East: Land & Mandir, West: L/O Prakash Rai & others.	20.09.2022 06.02.2023 Symbolic Possession	Rs. 7,47,559.00 as on 20.08.2022 (+ Int. & other charges)	23,68,000.00 2,36,800.00
Branch: Mathiyapar, Contact No.: +91 9140038083					
2.	Borrower: Shri Dinesh Chandra S/o Ram Saran, Vill.-Kushahara, Tappa-Belhar, Pargana-Bansipurab, Tehsil-Mehndawal, Post-Kusuru Khurd, Distt-Sant Kabir Nagar Guarantor- (1) Shri Arun Chandra S/o Divakar, Vill.-Tenua Dad Manjhari Po- Kusuru Khurd Distt-Sant Kabir Nagar (2) Shri Mitthu Lal S/o Nand Lal, Vill/PO- Kusuru Khurd, Distt-Sant Kabir Nagar	Equitable Mortgage of Property in the Name of Mr.Dinesh Chand S/o Ram Saran having two Plots are as mentioned below:- (1) Plot No.595, Admeasuring Deed No. 2877 dated 18.10.2011, Area 253 Sq. Mtr. situated at waka, Mauja, Kushahara, Tappa-Belhar, Pargana-Bansi Purab, Tehsil-Mehdaawal, Distt-Sant Kabir Nagar Boundaries:- North: Khadanjia, South: land of Ram Javahir, East: land of Ram Javahir, West: Land of Jagdamba (2) Plot No 594, Admeasuring Deed No. 2899 dated 30.10.2009 Area-164.45 Sq. Mtr. (One Biswa and Six Dhur) situated at Vill. Waka, Mauja, Kushahara, Tappa-Belhar, Pargana-Bansi Purab, Tehsil- Mehdaawal, Distt-Sant Kabir Nagar Boundaries:- North: Land of Murati Devi, South: H/o Shankar, East: Land of Murati Devi, West: Rasta	29.08.2022 17.11.2022 Symbolic Possession	Rs. 1,90,181.00 as on 25.08.2022 (+ Int. & other charges)	22,14,000.00 2,21,400.00
Branch:Khalilabad, Contact No.: +91 7905997716					
3.	Borrower: Suneel Kumar S/o Balkaran, Vill-Jangaloon Baluara PO-Bargo Khalilabad, Distt-Sant Kabir Nagar-272199 Guarantor- (1) Ram Ashish S/o Dudhai, Vill-Pakardeeha Khas PO-Popaya, Dist-Sant Kabir Nagar(Mortgagor) (2) Sarvesh Kumar Maurya S/o Durga Prasad, Vill-Deegha PO-Deegha Khalilabad, Dist-sant Kabir Nagar-272175	All that part and parcel of immovable property consisting of Area-0.013 Hect or 126.5 Sq. Mtr., Plot No.233 Min. situated at Mauja-Pharendiya Tappa-Dakhin Haweli Pargana-Maghar purab, Tehsil-Khalilabad Distt-Sant Kabir Nagar, Owner: Ram Ashish S/o Dudhai Boundaries:- North: Pitch Road, South: land of Indrabhan & others, East: land of Kripa Shankar, Ramashankar & others, West: L/O Arjun	27.01.2022 27.04.2022 Symbolic Possession	Rs. 5,21,069.00 as on 31.12.2021 (+ Int. & other charges)	9,10,000.00 91,000.00
4.	Borrower: Rakesh Kumar Gupta S/o Jhinkan Gupta, Purani Tehsil, Khalilabad, Post-Khalilabad, Distt-Sant Kabir Nagar Guarantor- (1) Laxmi Devi W/o Jhinkan Gupta, Purani Tehsil, Post-Khalilabad, Distt.-Sant Kabir Nagar. (2) Pawan Kumar Saini S/o Moti Saini, Mali Tola, Post- Khalilabad, Distt.-Sant Kabir Nagar.	All that part and parcel of the property consisting of Plot No. 71 Min. Area-78.06 Sq.Mtr. Village-Dhaurahara, Tappa-Dakhin Haweli, Pargana-Maghar Purab, Distt.-Sant Kabir Nagar. In the name of Laxmi Devi. Current Boundaries:- East: Land of Ramnath Chaurasiya, West: Land of Uma Yadav, North: Road, South: Land of Mohd. Hanif. Boundaries As Per Deed:- East: Vacant Land of Ramnath Chaurasiya, West: Land of Uma Yadav, North: Kachacha Rasta, South: Vacant Land of Mohd. Hanif.	16.02.2021 13.08.2021 Symbolic Possession	Rs. 4,30,337.00 as on 30.01.2021 (+ Int. & other charges)	9,37,000.00 93,700.00
Branch: Rampur Barakoni, Contact No.: +91 7836800537					
5.	Borrower: M/s Radhe Garments Prop. Pramod Kumar S/o Rambriksh, Vill-Ujiyanpur PO-Kudraha, Distt-Basti Guarantor / Mortgagor- (1) Radheshyam S/o Ram Nihor, Vill-Ujiyanpur Post-kudraha Distt-Basti (2) Rambriksh S/o Ram Nihor, Vill-Ujiyanpur, Post-Kudraha, Distt-Basti (3) Harivansh S/o Ram Nihor, Vill-Ujiyanpur Post-kudraha, Distt-Basti	All that part and parcel of immovable property consisting of Area-0.038 Hect, Plot No.32 Min, situated at Vill-Ujiyanpur, Tappa Kudraha, Pargana Mahuli West, District-Basti, Owner: Radheshyam S/o Ram Nihor, Rambriksh S/o Ram Nihor And Harivansh S/o Ram Nihor Boundaries:- North: Field of Pramod Kumar, South: land of Gram Samaj & Pitch Road, East: Field of Ramdeen, West: Field of Dhruvchandra	22.09.2021 02.12.2021 Symbolic Possession	Rs. 6,93,660.00 as on 31.08.2021 (+ Int. & other charges)	10,90,000.00 1,09,000.00
6.	Borrower: Radhika Traders Prop. Rakesh Kumar S/o Laldev, Vill-Aliya Post-Parsanv, Distt-Basti Guarantor- (1) Radhika Devi W/o Laldev, Vill-Aliya, Post-Parsanv, Distt-Basti (Mortgagor) (2) Ramchet S/o Hardev, Vill-piparpali Ahatmali, Post-Parsanv, Distt-Basti	All that part and parcel of immovable property consisting of Area-0.063 Hect, Plot No.248 Min, situated at Vill-Aliya Post-Parsanv, Tappa-Kudraha, Pargana-Mahuli West Sub District Basti, District-Basti, Owner: Smt. Radhika Devi W/o Laldev Boundaries:- North: Land Ram Kalp, South: land Of Anil Kumar, East: land Of Indradev, West: Kachcha Rasta	23.07.2021 06.10.2021 Symbolic Possession	Rs. 7,45,245.00 as on 30.06.2021 (+ Int. & other charges)	14,64,000.00 1,46,400.00
Branch: Loharsan Bazar, Contact No.: +91 9795590886					
7.	Borrower: Shivakant Mishra S/o Chandra Bali (Prop-Anant Traders), Village-Jhudiya, Post-Karma Kala, Distt.-Sant Kabir Nagar Guarantor- (1) Girja Shankar S/o Chandra Bali, Village-Amargarh, Post-Kotiya Urf Shekhui, Distt.- Sant Kabir Nagar. (2) Santosh Kumar S/o Ram Kripal, Village-Jhudia, Post-Karma Kala, Distt.-Sant Kabir Nagar.	All that part and parcel of the property consisting of Plot No. 519 Area-411.1259 Sq. Mtr., Village-Jhudiya, Tehsil-Mehdaawal within the registration Sub-district Mehdaawal and Distt.-Sant KabirNagar. In the Name of Shri Shivakant Mishra S/o Chandra Bali. Boundaries As Per Sale Deed and Current:- East: Land of Shiram, West: Land of Kapura Devi, North: Road, South: Land of Kapura Devi.	17.02.2021 13.08.2021 Symbolic Possession	Rs. 5,51,411.00 as on 31.01.2021 (+ Int. & other charges)	14,80,000.00 1,48,000.00
Branch: Pidiya Bazar, Contact No.: +91 9517058022					
8.	Borrower: M/s Bol Bam Galla Bhandar Pro. Krishna Bhagwan Rai S/o Tej Bahadur Rai, Vill.-Gorayaghat, Post-Reota, Distt.-Sant Kabir Nagar. Guarantor- (1) Mr. Tej Bahadur Rai S/o Ram Raj Rai, Vill.-Gorayaghat, Post-Reota, Distt.Sant Kabir Nagar-272176 (2) Mr. Anand Kumar Rai S/o Abhimanyu Rai, Vill.-Gorayaghat, Post-Reota, Distt.Sant Kabir Nagar-272176	All that part and parcel of immovable property consisting commercial land & building Admeasuring Plot No. 370 Min. area 1704.06 Sq. Ft. / 158.37 Sq. Mtr. Situated at Vill.-Belhara, Tappa-Taraf Belghatiya, Pargana-Mahuli Purab, Tehsil-Dhanghata, Distt.-Sant kabir Nagar standing in the name of Smt. Sarojini Rai W/o Shri Tej Bahadur Rai R/o Belhara Post-Pidiya Bazar, Distt.-Sant Kabir Nagar (Sale Deed No. 2584 Dated-19.09.2012) Boundaries:- North: Open Plot of Koil Yadav & Others, South: H/o Mridula Ram, East: Road, West: L/o Prakash Yadav.	20.09.2022 28.12.2022 Symbolic Possession	Rs. 6,16,013.00 as on 20.09.2022 (+ Int. & other charges)	29,67,000.00 2,96,700.00
Branch: Shitikar, Contact No.: +91 8707613090					
9.	Borrower: Mrs. Seema Pandey W/o Satish Pandey, Vill.-Bargo, Post-Baurbyas, Distt.-Sant Kabir Nagar. Guarantor- (1) Mr. Satish Kumar and Mr. Satyendra Kumar S/o Late Om Prakash Pandey (Legal Heir of Padmawati Devi W/o Om Prakash Morgagor and Guarantor) Vill.-Bargo, Post-Baurbyas, Tappa-Bakhira, Tehsil-Khalilabad, Distt.-Sant Kabir Nagar. (2) Mr. Ram Chandra Pandey S/o Rajmani Pandey Vill.-Bargo, Post-Baurbyas, Tappa-Bakhira, Tehsil-Khalilabad, Distt.-Sant Kabir Nagar.	All that part and parcel of immovable property consisting Land & Building Admeasuring Plot No. 193, Area-0.012 Hect or 120 Sq.Mtr. (As per deed dated 29.01.2007) and old Plot No. 96Min or New Plot No. 194, Area-190 Sq.Mtr. (as per Sale Deed dated 18.07.2001) Total Area 310 Sq.Mtr. Now both Plots are adjoining Situated at Vill.-Beludeeha, Tappa-Utrawal, Pargana-Maghar Purab, Tehsil-Khalilabad, Distt.-Sant Kabir Nagar in the name of Mrs. Padmawati Devi W/o Shri Om Prakash Pandey R/o Vill.-Bargo, Post-BaurBeyas, Tappa-Bakhira, Pargana-Maghar Purab, Tehsil-Khalilabad, Distt.-Sant Kabir Nagar. Boundaries Presently Both Plot Are Adjoining:- North: PWD Road, South: Land of Bekaru Yadav, East: Vacant Land of Durga Pandey, West: Land of Vendor.	17.05.2023 31.07.2023 Symbolic Possession	Rs. 4,55,782.00 as on 08.05.2023 (+ Int. & other charges)	24,06,000.00 2,40,600.00
Branch: Mukhlispur, Contact No.: +91 9721859091					
10.	Borrower: Mr. Mrityunjay Singh S/o Baghel Singh (M/s D C F Jila Sahkari Fedration) Vill.-Gayghat, Post-Gayghat, Distt.-Sant Kabir Nagar-272176 Guarantor- (1) Mr. Baghel Singh S/o Omkar Singh (Legal heir of Omkar Singh-Morgagor) Vill.-Gayghat, Post-Gayghat, Distt.-Sant Kabir Nagar-272176 (2) Mr. Baghel Singh S/o Omkar Singh Vill.-Gayghat, Post-Gayghat, Distt.-Sant Kabir Nagar-272176	All that part and parcel of immovable property consisting Land & Building Plot No. 234, Admeasuring Area-170 Sq.Mtr. (As per registered mortgage dated 19.03.2019) Situated at Vill.-Gayghat, Tappa-Satahara, Paragana-Mahuli East, Tehsil-Dhanghata, Distt.-Sant Kabir Nagar in the name of Mr. Omkar S/o Ambika Prasad R/o Vill.-Gayghat, Post-Gayghat, Tappa-Satahara, Pargana-Mahuli East, Tehsil-Dhanghata, Distt.-Sant kabil Nagar. Boundaries:- North: Road, South: Land of Jay Singh, East: Land of Sant Kumar Singh, West: Land of Ram Nagina Singh.	17.05.2023 31.07.2023 Symbolic Possession	Rs. 5,00,000.00 as on 29.04.2023 (+ Int. & other charges)	17,69,000.00 1,76,900.00
11.	Borrower: Mr. Paras Nath S/o Ganga Prasad, Vill.-Khajuriya Khurd, PO-Mukhlispur, Distt.-Sant Kabir Nagar. Guarantor- (1) Mr. Dinesh Chand S/o Shri Ram Yadav, Vill.-Prajapatipur, PO-Mukhlispur, Distt.-Sant Kabir Nagar-272176 (2) Mr. Radheshyam S/o Late Bhagwati Yadav, Vill.-Chapriya Khurd, PO-Mukhlispur, Distt.-Sant Kabir Nagar-272176	Equitable Mortgage of Property in the name of Mr. Paras Nath S/o Ganga Prasad having house & building admeasuring Deed sale No. 1068 Date-30.12.1998, Plot No. 927/3 Sa. Area-340 Sq.Ft. situated at Nambra Jail Waka, Mauja-Mukhlispur, Tappa-Taryapar, Pargana-Mahuli East, Tehsil-Dhanghata, Distt.-Sant Kabir Nagar. Boundaries:- North: Road, Mukhlispur to Khajuria, South: Thakurdwara Mandir, East: L/o Sitaram, West: H/o Ramshabd	29.08.2022 17.11.2022 Symbolic Possession	Rs. 1,43,989.00 as on 25.08.2022 (+ Int. & other charges)	11,58,000.00 1,15,800.00
Branch: Maghar, Contact No.: +91 9721050540					
12.	Borrower: Rinku Singh W/o Virendra Singh, Vill.-Kasaila, PO-Khalilabad, Distt.-Sant Kabir Nagar. Co-Borrower: Virendra Singh S/o Rajendra Singh, Vill.-Kasaila, PO-Khalilabad, Distt.-Sant Kabir Nagar.	All that part and parcel of the property consisting of in Area-72 Sq.Mtr. Sr. No. 5002, Dt. 14.11.2017. Plot No. 28 Min. Situated at Vill.-Kasaila, Tappa-Dakhin Haweli, Pargana-Maghar East within the registration Sub-district-Khalilabad and Distt.-Sant Kabir Nagar. In the name of Mrs. Rinku Singh W/o Virendra Singh. Boundaries Presently:- East: Land of Divakar Upadhyay, West: Kachcha Road 12 Ft., North: Kachcha Road 12 Ft., South: Building of Nazma Khatoon.	22.09.2021 03.12.2021 Symbolic Possession	Rs. 13,00,267.00 as on 31.08.2021 (+ Int. & other charges)	23,70,000.00 2,37,000.00

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.