



बड़ौदा यू.पी. बैंक Baroda U.P. Bank

Regional Office, City Road, Pratapgarh – 230001
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**Public Auction Sale Notice/
Auction Date 06.06.2024
(For Movable/
Immovable Properties)**

**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 **05.06.2024** at Baroda U.P. Bank, Regional Office: Meera Bhawan Pratapgarh BID will be opened on **06.06.2024** At 1:00 PM

Sl No.	Name & Address of Borrower/ Guarantor/ Mortgager And Account No.	Description of Movable/Immovable Property	Demand Notice Date / Possession Date Possession Type	Due Amount (Rs.)	Reserve Price (INR)	Detail of Dispute Details of Incumbrances
					EMD	
Branch:- Narayanganj, Account No. 54120400000289						
1.	Borrower: M/s Yadav kirana Store Prop. Shri Ram Kumar Yadav S/o Shri Mangru & Shri Ram Kumar Yadav, Address: Taraul, Post Narayanganj, District: Pratapgarh. Guarantors: 1. Shri Rama Shankar Sharma S/o of Shri Ram Kumar, Address: Taraul, Post Narayanganj, District: Pratapgarh 2. Mohd. Wasim Ali son of Mohd. Musa, Address: Kulhipur, Post Mandhata, District: Pratapgarh.	All part and parcel of the property consisting of Equitable Mortgage of Plot no. 750 kha, Area 0.020 hectare Situated at Taraul, Post Narayanganj, District: Pratapgarh (U.P.) Owner Shri Ram Kumar Yadav son of Shri Mangroo, Address: Village- Taraul, Post- Narayanganj, District- Pratapgarh (U.P.) Bounded- East- Road Mandhata to Taraul. , West- Bhoomi Vishwanath Patel, North- Bhoomi Gram Samaj, South- Chak Ram Kumar	Date of Demand Notice 12.04.2018 Date of Possession Notice 31.08.2018 Physical 06.02.2024	Rs 4,35,214/- From 01.06.2016 Plus Interest payable, Other admissible expenditure (minus amount paid after the demand Notice)	10,53,000/- 1,05,300/-	Not Known To Bank
Branch:- Lalganj Ajhara, Account No. 54110400000579						
2.	Borrower: 1. M/s S.K. Kaushal Fancy Wears, Prop.-: Shri Sandeep Kumar Kaushal S/o Late. Shri Surya Lal Kaushal, Tehsil-Lalganj Ajhara, District Pratapgarh. (UP) 2. Shri Sandeep Kumar Kaushal S/o Late Shri Surya Lal Kaushal, Address: Village/Mohalla: Shitalmau, Post- Lalganj, District: Pratapgarh (UP). 3. Mrs. Asha Kaushal W/o Mr. Surya Lal Kaushal, Address: Village/Mohalla: Shitalmau, Post-Lalganj, District: Pratapgarh (UP). 4. Shri Rakesh Kumar Kaushal S/o Shri Brij Lal Kaushal, resident of village/locality: Shitalmau, Post- Lalganj, District: Pratapgarh (UP).	1. Two Iron door frames (rusted and old). 2. Two iron pipes half inch thick, length about 10 FT (rusted and old). 3. STEBILIZER (closed and old - unused). 4. Two wooden planks (old and broken - unused). 5. One hand pipe tap number 4 (rusted and old - unusable). 6. Six iron rods about 15 FT long (3 mm) (rusted and old). 7. 1 PVC pipe Four inches piece (length approximately 5 FT). 8. Rubber pipe (half inch thick, about 15 FT long). 9. Two ceiling fans (closed, rusted and old unused). 10. Electricity meter (closed). 11. A small scale (rusted and old and unused). 12. Five photoframes Owner-Mrs. Asha Kaushal W/o Mr. Surya Lal Kaushal, Address: Village/Mohalla: Shitalmau, Post- Lalganj, District: Pratapgarh (UP)	Date of Demand Notice 05.12.2021 Date of Possession Notice 05.05.2022 Physical 20.12.2023	Rs 13,00,511/- From 01.08.2021 Plus Interest payable, Other admissible expenditure (minus amount paid after the demand Notice)	4080/- 408/-	Not Known To Bank
Branch:- Dharupur, Account No. 53620600000312						
3.	Borrower: Mr. Ram Shankar Dwivedi S/O Banshi Dhar. R/o- Jashmedha, Lalganj Ajhara, Pratapgarh. Guarantors:- 1. Shri Girdhar Prasad S/o Vanshi Dhar R/o- Jashmedha, Pratapgarh U.P. 2. Shri Budh Ram S/o Sita Ram R/o- Jashmedha, Pratapgarh U.P.	Make and Model- Escorts- 439XL-PT Model Tractor Engine No. E3192415 Chassis No. B3173333 Reg No. UP-72/XX-5602 Redg Date. 26.06.2012 Owner- Mr. Ram Shankar Dwivedi S/O Banshi Dhar. R/o- Jashmedha, Lalganj Ajhara, Pratapgarh.	Date of Demand Notice 07.06.2023 And 22.06.2023 Date of Possession Physical 11.08.2023	Rs 3,99,033/- + Interest From 01.04.2017 Plus Interest payable, Other admissible expenditure (minus amount paid after the demand Notice)	1,25,000/- 12,500/-	Not Known To Bank

Terms & Conditions of Sale- 1. Interested Bidders have to submit their BID in sealed envelopes **Along With Pan Card & Photo Identity Card (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 Pratapgarh, 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. Successfull 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/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. Stamp duty registration fee to successful auction banana, Propety tax or the amount due to the state government etc. will have to be borne by himself. 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. 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 12:00 noon to 4:00 pm. 10. Notice is hereby given to the public in general and in particular to the Barrower(s)/Guarantor(s)/Mortgagors. 11. For detailed terms and conditions of thesale, please refer to the link provided in Secured Creditor's website, i.e. <https://www.barodaupbank.in/sarfaesinotice.php>

Date:- 23.04.2024

Place:- Pratapgarh

Authorised Officer, Baroda U.P. Bank