



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 Symbolic 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 **13.06.2023** at Baroda U.P. Bank, Regional Office, City Road Pratapgarh BID will be opened on **14.06.2023**

Sl No.	Name & Address of Borrower/ Guarantor/ Mortgagor And Account No.	Description of Immovable Property	Demand Notice Date / Possession Date/ Possession Time	Due Amount (Rs.)	Reserve Price (RP)/ Earnest Money (EM)(Rs.)
Branch:- Pratapgarh, District: Pratapgarh Account No. 53450400000245 & 53450600004077					
1.	Borrower:- M/s Gupta Cold Drink Agency Prop.- Mr. Vinod Kumar Gupta and Mr. Vinod Kumar Gupta S/o Bhagauti Prasad Gupta, Address: Village/Mohalla - Gaayghat Road, Dahilamau, District: Pratapgarh (UP). Guarantors:- 1. Mr. Mahesh Kumar S/o Mr. Heeralal Address:- Village/Mohalla Gaji Chauraha Balipur Post & Distt-Pratapgarh 2. Mrs. Pratapi Devi w/o Bhagauti Prasad Gupta Address:- Village/Mohalla - Dahilamau, Tehsil - Sadar, District: Pratapgarh. 230001 3. Mr. Bhagauti Prasad Gupta S/o Bachai Address:- Village/Mohalla - Village - Dahilamau, Tehsil - Sadar, District: Pratapgarh. 230001	All that part and parcel of the property consisting of Land and Building, Details of Security.- Primary: NIL, Collateral Securities. Property-1 Equitable Mortgage of Land & Building constructed on Plot No. 106/1 & 106/2, Area 2720 Sq.ft Situated in Village - Dahilamau, Tehsil - Sadar, District: Pratapgarh. Owner Mrs. Pratapi Devi w/o of Bhagauti Prasad Gupta, Address- Village/Mohalla- Village - Dahilamau, Tehsil - Sadar, District: Pratapgarh 230001 Bounded: On the East by: Rasta 16'0" Wide then House and boundary of Shanti Devi W/o Bairagi Prasad Sharma, On the West by: House of Ram Bahadur Pal, On the North by: House of Ram Chandra & Ram Ajor Sharma, On the South by: Road (Pratapgarh to Garwara)	Date of Demand Notice 01.10.2022 Date of Possession Notice 14.12.2022 Symbolic	Rs 500000/- + interest reversal Rs 220532.48/- and interest from 26/09/2022 & Rs 450000/- + interest reversal Rs 47696/- and interest from 26/09/2022 & Interest payable, Other admissible expenditure (minus amount paid after the demand Notice)	Property 1 Rs 1,06,20,000/- Rs 10,62,000/- Property 2 Rs 47,25,000/- Rs 4,72,500/-
Property-2 Equitable Mortgage of Land & Building constructed on Plot No. 102 Min, Area - 1360.00 Sq.ft Situated in Village - Dahilamau, Tehsil - Sadar, District: Pratapgarh. Owner - Mr. Bhagauti Prasad S/o Bachai Address- Village/Mohalla - Village - Dahilamau, Tehsil - Sadar, District: Pratapgarh.230001 Bounded: On the East by: House of Kandhai Pal, On the West by: Link Road Pure Ishwarnath then H/o Bahaich, On the North by: Road (Garwara To Pratapgarh), On the South by: House of Kanhai Pal.					
Branch:- Vikas Bhawan, District: Pratapgarh Account No. 56650600000964					
2.	Borrower: Mr. Vineet Kumar shukla S/o Sri Dinesh Prasad Shukla Guarantors:- Sri Ramesh Kumar Tiwari S/o Sri Guru Deen Address: Village Mohalla- Pure Ishwarnath, Post- Pratapgarh, Distt- Pratapgarh. 2. Sri Anil Kumar Mishra S/o Sri Rajendra Prasad Address:- Village Mohalla - Sagra (Ashtbhuj Nagar), Post- Pratapgarh, Distt- Pratapgarh.	All the part and parcel of the property consisting of Property mortgaged of Plot No 391M, Area -0.007 hec. Situated At -Revenue village, Chakbantod, Sansara, Tehsil-Sadar, Distt.-Pratapgarh Owner- Mr. Vineet Kumar Shukla S/o Sri Dinesh Prasad Shukla Address- Teachers Colony, Pure Ishwarnath, District: Pratapgarh (U.P). Boundaries- North Plot Vijay Singh, South -Plot Anjita Tiwari, East-Plot Sudha Patel & Resham, West-Road 16' wide.(UP)	Date of Demand Notice 14.03.2018 Date of Possession Notice 10.01.2019 Symbolic	Rs 14,18,356/- + interest Charged from 01.09.2017 Other Charges (minus amount paid after the demand Notice)	Rs. 12,00,000/- Rs. 1,20,000/-
Branch:- Shamsherganj, District: Pratapgarh Account No. 54010400000306					
3.	Borrower:- Sri Jaliluddin S/o Sri Minhajuddin & Sri Mohammad Naseem S/o Sri Jaliluddin Address: Village/Mohalla: Katwad, Deenapatti, Post- Chamrupur Shuklan, District: Pratapgarh (UP). Guarantors:- Sri Naushad Khan S/o Sansar Khan, Address: Vill/Mohalla: Katwad, Deenapatti, Post- Chamrupur Shuklan, District: Pratapgarh (UP). & Md. Hadeesh S/o Sri Sirajul Hasun. Address: Village/ Mohalla- Chamrupur Shuklan, Post- Chamrupur Shuklan, District: Pratapgarh.	All that part and parcel of the property consisting of Plot No. 139, Area:- 1260 sq meter. Vill+Post-Chamrupur Shuklan (Shamsherganj), Tehsil Lalgunj, District: Pratapgarh (UP). Owner Sri Jaliluddin S/o Sri Minhajuddin, Address: Village/Mohalla:- Katwad, Deenapatti, Post-Chamrupur Shuklan, District: Pratapgarh (U.P). Bounded (As per Sale deed): On the East by: Shamsherganj to Naubasta Road, On the West by: Plot of Fateh Mohammad & Jaykaran, On the North by: Plot of Riyaj Ali & Others, On the South by: ADM School. Boundaries of the property (As Per Site): East: Samshterganj to Badni Road, West: Plot of Jaykaran, North: Bag Ram Gopal, South: Plot of Others.	Date of Demand Notice 15.09.2021 Date of Possession Notice 22.09.2022 Symbolic	Rs 10,75,689/- From 31.07.2021 Plus Interest payable, Other admissible expenditure (minus amount paid after the demand Notice)	Rs. 32,50,000/- Rs. 3,25,000/-
Branch:- Lalganj Ajhara, District: Pratapgarh Account No. 54110400000579					
4.	Borrower: M/s S.K. Kaushal Fancy Wears Prop. Mr. Sandeep Kumar Kaushal And Mr. Sandeep Kumar Kaushal S/o Late Mr. Surya Lal Kaushal Village/Mohalla Shitalmau, Lalganj Behind Tehsil Post. Lalganj District. Pratapgarh (U.P). Guarantor: 1. Mrs. Asha Kaushal W/o Mr. Surya Lal Kaushal Village/Mohalla Shitalmau Post. Lalganj District. Pratapgarh (U.P). 2. Mr. Rakesh Kumar Kaushal S/o Shri Brij Lal Kaushal Village/Mohalla Shitalmau Post. Lalganj District. Pratapgarh (U.P.)	Security-registered mortgage Land and House Plot No 447 Area 63.25 Sq.mt in Village/Mohalla Shitalmau Post. Lalganj District. Pratapgarh U.P. Owner Mrs. Asha Kaushal W/o Mr. Surya Lal Kaushal Village/Mohalla Shitalmau Post. Lalganj District. Pratapgarh U.P. Boundaries (as per sale deed): East: Road, West: Kacheha Raasta, North: House of Dharam Raj Pandey, South: House of Shashi Soni. Boundaries of the property (As Per Site): East: R.C.C. Road 11' Wide, West: Gali The House Naveen Singh, North: House Anil Kumar Singh, South: House Tassadubt Nisha	Date of Demand Notice 05.12.2021 Date of Possession Notice 05.05.2022 Symbolic	Rs 13,00,511/- From 01.08.2021 Plus Interest payable, Other admissible expenditure (minus amount paid after the demand Notice)	Rs. 14,25,000/- Rs. 1,42,500/-

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 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. Successful Bidder will have to deposit 25% of the BID amount (including EMD) at the same day/next 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 Mortgagor / Borrowers/ Guarantor repay full dues to the bank before the Auction then the Auction will be differed. **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 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. 11. Notice is hereby given to the public in general and in particular to the Barrower(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.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.