

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 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 (hereinafter 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 on the date as mentioned 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 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 08.07.2022 at **Baroda U.P. Bank, Regional Office, Baldeo Niwas Compound, Reedganj, Faizabad.** BID will be opened on 11.07.2022.

Sl. No	Name of Borrowers/ Mortgagors	Details of Property/ Name of the Owner	Demand Notice Date/ Possession Date/ Possession Type	Due amount (Rs.)	Reserve Price (INR) EMD
Branch: Akbarpur, Mob.: 7839884272, 9415961182					
1.	M/s Arvind Traders Prop. Arvind Kumar	Equitable mortgage of Properties/land House No-24, Sale deed No.2507/1978, Date.28.08.1978, Area- 72.86 Sq.Mtr. Situated at Village-Sangatiya, Post-Akbarpur, Tehsil-Akbarpur, Distt- Ambedkar Nagar. Property owner- Mr. Gulab Chand S/o Suraj Lal Gupta Boundaries: East - House of Dr Vijay Shankar Gupta, West- House of Lalai Nishad, North- Akbarpur To Malipur Road, South- House of Udaibhan Yadav.	07.04.2021 08.09.2021 Symbolic Possession	Rs. 10,40,148.00 +Unapplied Interest from 07.04.2021 & other expenses (Less the amount deposited after demand notice)	22,89,900.00 2,28,990.00
2.	M/s PMS Traders Prop. Sunil kumar Dwivedi	Equitable mortgage of Properties/land Plot No. 892 & 990k, Sale deed No.556/2009, Date. 12.02.2009, Area- 160 Sq.Mtr. Situated at Village-Mirjapur, Post-Akbarpur, Tehsil-Akbarpur, Distt- Ambedkar Nagar. Property owner- Mr. Sunil Kumar S/o Lakshmi Narayan.. Boundaries: North - Plot of Subhash Chandra Singh and other, South- Plot of Purshottam Gupta, East - Rasta, West- Plot of Ram Chandra and others	12.09.2016 08.06.2017 Symbolic Possession	Rs. 3,59,246.00 +Unapplied Interest from 12.09.2016 & other expenses (Less the amount deposited after demand notice)	12,30,800.00 1,23,080.00

Branch: Husenpur Khurd, Mob.: 7839884305, 9452678371					
3.	M/s Divedi Khad Bhandar Prop. Mr. Santosh Kumar Dubey	Property mortgaged of Plot No. 481, Sale deed No. 120/2011, Date. 20.01.2011, Area- 79 Sq.Mtr. Situated at Village- Mauja Madarmau Post-Madarmau, Pargana-Birhar, Tehsil-Alapur, Distt- Ambedkar Nagar Boundaries: (As per deed) East: Plot of Ram Achal, West: Jahangirganj to Ram Bag road, North: Plot of Ram Avadh & others, South: Rest plot of Ishwar Sahay Owner: Ishrawati Devi W/o Addya Prasad, Legal Heirs: Santosh Kumar Dubey & Rajesh	20.09.2021 15.12.2021 Symbolic Possession	Rs. 5,41,552.00 +Unapplied Interest from 01.09.2021 & other expenses (Less the amount deposited after demand notice)	5,78,700.00 57,870.00
4.	M/s Rahul ENT Udyog Prop. Mr. Rahul Patel	Property mortgaged of Plot No. 477, Sale deed No. 2231/2013, Date . 02.09.2013, Area-440 Sq.Mtr. Situated at Village- Nariyawan Post-Nariyawan, Pargana-Atrauliya, Tehsil-Alapur, Distt- Ambedkar Nagar.. Boundaries: (As per deed) East: Plot of Faiyaz Ahamed, West: Plot of Krishna & Others, North: Rest portion of plot of contentant (Ram Narayan Verma), South: Chak Marg (Kharanja Rasta) & after that a plot of Indrasen Owner : Mr Rahul Patel, Legal Heirs : Ram Narayn Verma (Father)	01.02.2021 09.09.2021 Symbolic Possession	Rs. 5,58,868.00 +Unapplied Interest from 01.09.2019 & other expenses (Less the amount deposited after demand notice)	16,63,200.00 1,66,320.00

Branch: Ayodhya, Mob.: 7839884272, 9415917004					
5.	M/s Kanchan General Store Prop. Mr. Krishna Mohan Upadhyay	Property mortgaged of Plot No. 639min Sale deed No. 3819, Date .19.09.2007 Area-32.02 x 42.50 = 1361 Sq.Ft = 126.48 Sq.Mtr. Situated at Village-Manjha Barehata, Post-Ayodhya, Pargana-Haveli Avadh, Tehsil-Sadar, Distt- Ayodhya. Boundaries: (As per deed) East: Road 10 feet after house Sant Gopal Das, West: Plot of Pawan Kumar Singh, North: Plot of Ramoj Chaturvedi., South: Plot of Ganesh Das. Owner : Late Neela Devi W/o Sri Satendra Kumar Upadhyay. Legal Heirs : 1. Mr. Vishva Mohan Upadhyay S/o Late Satendra Kumar Upadhyay, 2. Mr. Ram Mohan upadhyay S/o Late Satendra Kumar Upadhyay, 3. Mrs. Awadh Bihari D/o Late Satendra Kumar Upadhyay, 4. Mis. Janak Kishori D/o Late Satendra Kumar Upadhyay, 5. Mis Ram Kishori D/o Late Satendra Kumar Upadhyay	06.12.2021 20.04.2022 Symbolic Possession	Rs. 10,28,863.80 +Unapplied Interest from 01.04.2016 & other expenses (Less the amount deposited after demand notice)	17,62,775.00 1,76,277.50

Branch: Gaddopur, Mob.: 7839884298, 9971045969					
6.	M/s Lakshmi General Store Prop. Mr. Dileep Singh S/o Late Jay Narayan Singh	Property mortgaged Plot no. 630 purchased via Title deed No. 621 dated 13.03.2008 Situated at Village-Amawasufi, Pargana- Khandasa, Tehsil-Milkipur, Distt.-Ayodhya. In the name of Smt. Kushala Devi W/o Late Mr. Jay Narayan Singh, Area - 800 Sq.Ft. Boundaries: (As per Deed) East- Land of Vendor, West- House of Hari Prasad, North- Land of Vendor, South- Road Amaniganj to Deorhi	17.12.2020 23.12.2020 Symbolic Possession	Rs. 3,23,152.00 +Unapplied Interest from 28.03.2018 & other expenses (Less the amount deposited after demand notice)	3,71,280.00 37,128.00

Branch: E.T.C. Massodha, Mob.: 7839884296, 9415717519					
7.	M/s Ravindra Srivastava Prop. Mr. Ravindra Srivastava	Property mortgaged of Plot No 389, Sale deed No.4121, Date 24.07.1991, Area-1361 Sq.Ft. Situated at Village-Deokali ANP Post-Deokali Pargana-Haveli Avadh, Tehsil- Sadar , Distt- Ayodhya. Boundaries: (As per deed) East : Land Rajendra, West: Rest land Vendor, North :Land Bhagoti Tiwari, South : Shivala Owner : Neeta srivastava , Legal Heirs : Ravindra Srivastava	12.04.2021 03.09.2021 Symbolic Possession	Rs. 19,13,253.28 +Unapplied Interest from 31.03.2021 & other expenses (Less the amount deposited after demand notice)	24,65,100.00 2,46,510.00

Branch: Raniwan, Mob.: 7839884354, 7355042289					
8.	Mr. Mayaram	Property mortgaged of Plot No. 234m, Sale deed No. 516/09, Date .10/02/2009, Area- 58.550 Sq.Mtr. Situated at Village- Asgawan Post-Asgawan, Pargana-Mijhaura, Tehsil-Bhiti, Distt- Ambedkar Nagar Boundaries: (As per deed) East: Road Gosaiganj to bhiti, West: Plot of Jagannath, North: House of Dwarika Bisen, South: Land of Amrauta Devi Owner : Shri Mayaram S/o Om Prakash	01.12.2021 23.05.2022 Symbolic Possession	Rs. 3,25,600.00 +Unapplied Interest from 01.12.2021 & other expenses (Less the amount deposited after demand notice)	2,98,350.00 29,835.00
9.	Mr. Mohanlal Yadav	Property mortgaged of Plot No. 625, Sale deed No. 265/2005, Date .19/01/2005, Area- 15.5 Sq.Mtr. Situated at Village- Bhiti Post- Bhiti, Pargana-Mijhaura, Tehsil-Bhiti, Distt- Ambedkar Nagar Boundaries: (As per deed) East: Gosaiganj to Bhiti road, West: Plot of Ashok Singh, North: House of Ram Naresh, South: Plot of Vikreta Owner : Shri Mohanlal S/o Om Prakash	01.12.2021 23.05.2022 Symbolic Possession	Rs. 6,14,080.00 +Unapplied Interest from 01.12.2021 & other expenses (Less the amount deposited after demand notice)	1,78,500.00 17,850.00

10.	M/s Vidhya Tractor Prop. Mr. Ajay Pratap Singh	Property mortgaged of Plot No. 234, Sale deed No. 1871/04, date .08/06/2004, Area- 132.9 Sq.Mtr. Situated at Village- Asgawan Post-Asgawan, Pargana-Mijhaura, Tehsil-Bhiti, Distt- Ambedkar Nagar Boundaries: (As per deed) East: Gosaiganj to Bhiti road, West: plot of Rajaram Yadav, North: Boundary of Mira Devi, South: Plot of Pancham Verma Owner : Shri Ajay Pratap Singh S/o Yamuna Prasad Singh	06.12.2021 25.05.2022 Symbolic Possession	Rs. 5,07,429.00 +Unapplied Interest from 06.12.2021 & other expenses (Less the amount deposited after demand notice)	2,65,200.00 26,520.00
11.	M/s Kamal Book Depot Prop. Mr. Ashok Kumar Mishra	Property mortgaged of Plot No.625, Sale deed No. 265, Date . 19.01.2005, Area- 30.66 Sq.Mtr. Situated at Village- Bhiti Post- Bhiti, Pargana- Minjhaura, Tehsil- Bhiti, Distt- Ambedkar Nagar Boundaries: (As per deed) East: Gosaiganj to bhiti road, West: Plot of Ashok Singh, North: House of Ram Naresh, South: house of Ram Prasad Owner : Shri Ashok Kumar Mishra S/o Lallan Prasad	12.10.2021 23.05.2022 Symbolic Possession	Rs. 3,54,391.00 +Unapplied Interest from 12.10.2021 & other expenses (Less the amount deposited after demand notice)	3,53,600.00 35,360.00

Branch: Inayatnagar, Mob.: 7839884306, 7702608451					
12.	M/s - Vikas Constuction Prop. Mrs. Sheela Yadav	Property mortgaged of Plot No.1694, Sale deed No, date.13.08.2008 Area- 2800 Sq.Ft. Situated at Village- Inayatnagar Post- Inayatnagar, Pargana- Paschim Rath, Tehsil-Milkipur, Distt- Ayodhya Boundaries: (As per deed) East: Plot of Mr. Datadeen, West: Plot of Mr. Datadeen, North: Road of Kadanpur - Revathiganj, South: Plot of Mr. Datadeen Owner: Mrs. Sheela Yadav W/o Arun Kumar Yadav	10.01.2020 17.09.2020 Symbolic Possession	Rs. 2,34,263.64 +Unapplied Interest from 31.03.2016 & other expenses (Less the amount deposited after demand notice)	20,58,750.00 2,05,875.00

Branch: Kedar Nagar , Mob.: 7839884314, 8960604013					
13.	M/s R.J. Traders Prop. Mr. Ramjeet Verma S/o Ram Nihor	Property mortgaged of Plot No.10, Sale deed No.1928/2007, Date.16.10.2007, Area- 0.097 Hect. situated at Village- Piyarepur (West), Post- Brahminpur, Pargana-Birhar, Tehsil-Tanda, Distt- Ambedkarnagar. Boundaries: (As per deed) East: Plot of Jiyalal , West: Plot of Ram Asre, North: Plot of Keshpatti, South: Plot of Dayaram.	06.11.2019 24.11.2020 Symbolic Possession	Rs. 7,84,173.80 +Unapplied Interest from 31.12.2018 & other expenses (Less the amount deposited after demand notice)	7,53,100.00 75,310.00

Branch: Baragaon , Mob.: 7839884284, 9044513373					
14.	M/s Shiv Saree and Readymade Center Prop. Mr. Ram Kumar Gupta	Property mortgaged of House No.23, Sale deed No. 4257, Date . 22.11.1997, Area- 1200 Sq. Feet Situated at Village- Baraikala Post-siwar, Pargana- Mangalasi, Tehsil- Sohawal, Distt- Ayodhya Boundaries: (As per deed) East: Sahan after that Talab, West: House Sri Dutt, North: Koliya, South: Kuwan Sri Satya Deo Singh and Sri Chandra Mishra Owner : Sri Ram Kumar Gupta S/o Ram Sewak Gupta	02.11.2021 20.01.2022 Symbolic Possession	(1). Rs. 7,78,596.52 (2). Rs. 1,63,563.00 +Unapplied Interest from (1). 01.10.2021 (2). 01.11.2021 & other expenses (Less the amount deposited after demand notice)	9,73,080.00 97,308.00

Contact No.: 9991259049

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 Faizabad, 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 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 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 they repay 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/sarfaesiact.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 &