



बड़ौदा यू.पी. बैंक
Baroda U.P. Bank

Regional Office, Baldeo Niwas Compound, Reedganj, Faizabad-224001,
Phone No.: 05278-244032, Fax No.: 05278-241706

**Public Auction/
SALE NOTICE**
(for 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 (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 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 06.10.2021 at Baroda U.P. Bank, Regional Office, Baldeo Niwas Compound, Reedganj, Faizabad. BID will be opened on 07.10.2021.

BID S.N.	Name of Borrower / Mortgator	Details of Property/ Name of the owner	Demand Notice Date/ Possession Date/ Possession Type	Due Amount (Rs.)	Reserve Price/ EMD (Rs.)
----------	------------------------------	--	--	------------------	--------------------------

Branch: Sherpur Para, Dist- Ayodhya					
FAIZABAD 1.	Borrower: M/s Rohit Tent House Prop. Mr. Kedar Nath Yadav. Mortgagor: Mr. Kedar Nath S/o Mr. Brijyu Yadav & Mr. Radheshyam S/o Mr. Brijyu Yadav	Equitable Mortgage of Land & Building Plot no. 1min, Sale deed No. 1448/2001 Situated at Village Khajurarahat, Pargana- Pashchim Rath, Tehsil- Bikapur, Dist- Ayodhya (Faizabad), Area: 900 Sq. ft., Owner: Mr. Kedar Nath S/o Mr. Brijyu Yadav & Mr. Radheshyam S/o Mr. Brijyu Yadav, Boundaries: East: Road Faizabad to Allahabad, West: Baag Virendra Pratap Singh, North: House of Vendor, South: Prati Land.	31.07.2018	₹ 7,33,365/- +Interest charged from 30.07.2018 + other Charges & Expenses. {Less the Amount deposited after demand notice}	₹ 11,86,650.00
			28.11.2018 Symbolic Possession		

Branch: Amaniganj, Dist- Ayodhya					
FAIZABAD 2.	Borrower: M/s Prem Rice Mill, Prop. Prem Kumar Mortgagor: Smt. Ramawati W/o Mr. Prem Kumar.	Equitable Mortgage of Building Plot no. 183 (Abadi Land), Situated at Vill.- Betauli Amanwa Sufi, Pargana & Tehsil- Rudauli, Dist- Faizabad (Ayodhya), Area: 900 Sq.ft., Owner: Smt. Ramawati W/o Mr. Prem Kumar, Boundaries: East: Plot of Bheem Sen Singh, West: Road Amaniganj to Deorhi, North: Plot of Ramawati, South: Plot of Lalti Devi.	27.02.2018	₹ 6,11,664.64 +Interest charged from 27.02.2018+ other other Charges & Expenses. {Less the Amount deposited after demand notice}	₹ 5,77,650.00
			08.06.2018 Symbolic Possession		

FAIZABAD 3.	Borrower: Smt. Vibha Singh W/o Sanjay Kumar Singh. Mortgator: Smt. Vibha Singh W/o Sanjay Kumar Singh	Equitable Mortgage of Building House No. 51SA, Sale Deed No. 2750/12 Situated at Vill. & Post- Bakauli Khandasa, Dist- Faizabad (Ayodhya), Area: 800 Sq.ft., Owner: Smt. Vibha Singh W/o Sanjay Kumar Singh, Boundaries: East: House of Rakesh Singh, West: Khandahar Ram Bahadur, North: Land Ram Bahadur, South: Road Amaniganj To Deorhi.	27.02.2018	₹ 6,99,644.90 +Interest charged from 27.02.2018+ other other Charges & Expenses. {Less the Amount deposited after demand notice}	₹ 4,48,000.00
			08.06.2018 Symbolic Possession		

Branch: Darshan Nagar , Dist- Ayodhya					
FAIZABAD 4.	Borrower: Mr. Anil Pandey S/o Late Madhav Prasad Pandey & Mrs. Sarita Pandey W/o Mr. Anil Pandey Mortgagor : Mr. Anil Pandey S/o Late Madhav Prasad Pandey.	Equitable Mortgage of Building/ Plot No. 645, Situated at Vill. Mauza-Kuraha Keshavpur Uparhar, Pergana-Haveli Awadh, Tahsil-Sadar, Dist- Ayodhya, Area: 1930 Sq.Mtr., Owner: Mr. Anil Pandey S/o Late Madhav Prasad Pandey, Boundaries: East: Khet Ram Karan Shukla, West: 20' Wide Parikrama Marg, North: Chak Road then Khet Jagdish Prasad Shukla, South: Khet Baban Prasad.	30.09.2016	₹ 8,59,228.00 +Interest charged from 30.09.2016+ other other Charges & Expenses. {Less the Amount deposited after demand notice}	₹ 35,36,159.00
			07.06.2018 Symbolic Possession		

Branch: Naseerpur , Dist- Ambedkarnagar					
FAIZABAD 5.	Borrower: M/s Pandey Building Materials, Prop Sabhapati Pandey S/o Ram Awadh Pandey Mortgator: Mr. Sabhapati Pandey S/o Ram Awadh Pandey	Equitable Mortgage of Building/ Plot No. 973, Situated at Vill. Sameri Akberpur , Tahsil-Bhiti, Dist- Ambedkarnagar, Area: 1360. Sq.Ft., Owner: Mr. Sabhapati Pandey S/o Ram Awadh Pandey, Boundaries: East: Plot of Sabhadeen, West: Maharua to Dostpur Road, North: Naveen Part Land of Vishwanath & Ors., South: Plot of Sabhadeen.	02.01.2020	₹ 5,16,334.03 +Interest charged from 31.12.2019+ other other Charges & Expenses. {Less the Amount deposited after demand notice}	₹ 8,15,840.00
			18.02.2021 Symbolic Possession		

Branch: Mohd. Pur Hamza, Dist- Ambedkar Nagar					
FAIZABAD 6.	Borrower: M/s Lakshmi Chaval Uddyog, Prop. Thakurdeen Maurya S/o Shobhai Mortgagor: Mr. Thakurdeen S/o Shobhai	Equitable Mortgage of Building/Plot No. 442 MI, Sale deed No. 1754/1997 Situated at Village Manguradila, Post- Jalalpur Pergana-Surharpur, Tahsil-Jalalpur, Dist- Ambedkar Nagar, Area: 225 Sq.ft, Owner: Mr. Thakurdeen S/o Mr. Shobhai, Boundaries: East: Road Jalalpur to Baskhari, West: Bagh of Minmukir & oth., North: Land of Ramlaut, South: Shop of Ikbah Ahmad.	27.11.2019	₹ 7,25,048.00 +Interest charged from 18.11.2019+ other other Charges & Expenses. {Less the Amount deposited after demand notice}	₹ 15,04,800.00
			19.02.2021 Symbolic Possession		
			Equitable Mortgage of Building/Plot No. 442 MI, Sale deed No. 306/2000 Situated at Village Manguradila, Post- Jalalpur Pergana-Surharpur, Tahsil-Jalalpur, Dist- Ambedkar Nagar, Area: 225 Sq.ft, Owner: Mr. Thakurdeen S/o Mr. Shobhai, Boundaries: East: Road Jalalpur to Baskhari, West: Land of Vendee, North: Land of Vendee, South: Land of Ijhar		
Total Area: 450 Sq.Ft.					

Branch: RBN Gosaiganj, Dist- Ayodhya					
FAIZABAD 7.	Borrower: M/s Gupta Mini Rice, Prop. Sunil Kumar S/o Chhotey Lal Gupta Mortgagor: Mrs. Rehana W/o Sunil Kumar	Equitable Mortgage of Plot No. 44 M, Situated at Vill. Mauza-Ujipara, Post - Jaitpur Pergana-Minjuara, Tahsil-Bhiti, Dist- Ambedkarnagar, Area: 4465.40 Sq.Ft., Owner: Rehana W/o Sunil Kumar, Boundaries: East: Field of Vijay Kumar, West: Field of Bachhulal, North: Field of Mustafa, South: Road Gosaiganj to Tarun.	30.09.2016	₹ 9,41,446.00 +Interest charged from 30.09.2016+ other other Charges & Expenses. {Less the Amount deposited after demand notice}	₹ 10,53,500.00
			08.06.2017 Symbolic Possession		

Contact No. 8874207282/8874206413

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 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 will be sent back without interest within a week., **3.** Successful Bidder will have to deposit 15% of the BID amount (excluding 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.** 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 Borrowers/ Guarantor repay full dues to the bank before the Auction then the Auction will be deferred. **Thus Borrowers/ Guarantors 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 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.barodagraminbank.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.