



Baroda Uttar Pradesh Gramin Bank
Regional office, Faizabad

विक्रय के नियम एवं शर्तें-

यह कि एतद्वारा सर्वसाधारण एवं ऋण कर्ता(ओं)/गारन्टी कर्ता(ओं) को पुनः यह सूचना दी जाती है कि प्राधिकृत अधिकारी ने हित प्रवर्तन अधिनियम 2002 के अन्तर्गत स्थावर सम्पत्तियों की निविदा /बिड्स /कोटेशन आमन्त्रित करने का निर्णय लिया है। सम्पत्ति की बिक्री "जो है जैसी है " तथा "जहाँ है जैसी है " के आधार पर दिनांक 10.10.2019 को की जायेगी। अतः निम्नलिखित शर्तों को पूरा करते हुए इच्छुक व्यक्ति अपना टेन्डर बंद निविदा के माध्यम से दिनांक 06.10.2019 तक बड़ौदा उत्तर प्रदेश ग्रामीण बैंक, क्षेत्रीय कार्यालय (बलदेव निवास परिसर) रीडगंज ,फैजाबाद में प्रस्तुत कर सकते हैं। निविदा दिनांक 10.10.2019 को दोपहर 12.00 बजे बड़ौदा उत्तर प्रदेश ग्रामीण बैंक, क्षेत्रीय कार्यालय (बलदेव निवास परिसर) रीडगंज ,फैजाबाद में खोली जायेगी।

1. इच्छुक निविदाकर्ताओं को अपनी निविदा बंद लिफाफे में (जिसके उपर बिड क्रम संख्या तथा प्रकाशन का दिनांक अंकित हो) देना है। 2. निविदा प्रस्तुतकर्ता को आरक्षित मूल्य का 10 प्रतिशत (धरोहर राशि) अग्रिम रूप से बैंकर्स चेक / डिमांड ड्राफ्ट द्वारा जो प्राधिकृत अधिकारी बड़ौदा उत्तर प्रदेश ग्रामीण बैंक के नाम देय हो। निविदा पत्र के साथ संलग्न करें। अधिकतम नीलामी धनराशि (जो आरक्षित मूल्य से कम न हो) वाले निविदाकर्ता को सफल घोषित करते हुए असफल निविदाकर्ताओं की धरोहर राशि बिना ब्याज के एक सप्ताह के अन्दर वापस कर दी जायेगी। 3. सफल निविदाकर्ता को निविदा राशि का 25 प्रतिशत (धरोहर राशि को छोड़कर) उसी दिन बैंकर्स चेक/डिमांड ड्राफ्ट के माध्यम से जमा करना होगा तथा खरीद राशि का शेष 75 प्रतिशत का भुगतान उनको बिक्री के लिए स्वीकृति /पुष्टि के 15 दिनों के अन्दर प्रत्येक दशा में जमा करना होगा। यदि सफल निविदाकर्ता शेष राशि निर्धारित अवधि में जमा करने में असफल रहता है तो उसके द्वारा जमा की गयी समस्त राशियाँ जब्त कर ली जायेंगी। 4. प्राधिकृत अधिकारी को बिना कारण बताये अथवा पूर्व सूचना के सबसे ऊँची /समस्त निविदा को स्वीकार / अस्वीकार /स्थगित /निरस्त करने का अधिकार है। प्राधिकृत अधिकारी नीलामी की तिथि को आगे बढ़ा सकता है। 5. प्राधिकृत अधिकारी विक्रय सम्पत्ति से सम्बंधित किसी चार्ज ,लियन ,इन्काम्बरेंस, प्रॉपर्टी टैक्स ,सरकारी इयूज, अन्य के प्रति जिम्मेदार नहीं होगा। प्राधिकृत अधिकारी किसी प्रकार के तृतीय /अन्य पक्ष कार के क्लेम अधिकार एवं देनदारियों के प्रति उत्तरदायी नहीं होगा। 6. सम्पत्ति उसके आरक्षित मूल्य से कम पर नहीं बेची जायेगी। सफल निविदाकर्ता सभी स्टाव्वम्प ,रजिस्ट्रेशन शुल्क आदि का वहन स्वयं करेगा। 7. यदि दो या दो से अधिक निविदा एक धनराशि की आती हैं तो प्राधिकृत अधिकारी को यह अधिकार होगा कि वह उनके बीच आपस में पुनः बिडिंग करा ले। 8. निविदा /बिक्रय बैंक के द्वारा पुष्टि होने के अधीन होगा। सम्पत्ति की नीलामी "जो है जैसी है " तथा "जहाँ है जैसी है " के आधार पर की जायेगी। 9. यदि कोई ऋणी / जमानतदार नीलामी की तिथि के पूर्व बैंक को देय राशि का पूरा भुगतान कर देता है तो उसकी सम्पत्ति की नीलामी रोक दी जायेगी। इस प्रकार Security Interest Enforcement Rules, 2002 {By the Security Interest (Enforcement) Amendment Rules, 2002} धारा 13 की उपधारा (8) के अन्तर्गत ऋणी / जमानतदार को नीलामी तिथि से पूर्व बैंक को देय राशि का पूरा भुगतान कर देने की दशा में बंधक प्रतिभूति आस्ति को उन्मोचित कराने सम्बन्धी सभी अवसर उपलब्ध हैं। 10. यह निविदाकर्ताओं का उत्तरदायित्व है कि नीलामी में भाग लेने से पूर्व सम्पत्तियों का निरीक्षण कर पूर्ण रूप से संतुष्ट हो लें, सम्पत्तियों के निरीक्षण हेतु सम्बंधित शाखा से पहले से समय लेकर किसी भी कार्य दिवस को दोपहर 02.00 बजे से 05.00 बजे तक सम्पर्क कर सकते हैं। 11. यह सेल नोटिस ऋण कर्ता(ओं)/गारन्टी कर्ता(ओं) के लिये विशेष रूप से तथा जनता / सर्वसाधारण के लिये सामान्यतया रूप से है।

सरफेसी एक्ट 2002 के अन्तर्गत विक्रय हेतु 30 दिवसीय वैधानिक सूचना

उपरोक्त ऋण ग्रहीता /जमानतदारों / विधिक उत्तराधिकारियों को नोटिस दी जाती कि वे नीलामी की तिथि से पूर्व उपरोक्त राशि का भुगतान बैंक को कर दें, इसमें असफल रहने पर बन्धक सम्पत्ति की नीलामी नियत तिथि को कर दी जायेगी तथा शेष बकाया राशि, यदि कोई हो, की वसूली आपसे ब्याज व लागत सहित की जायेगी।

दिनांक 05.09.19
स्थान -फैजाबाद

प्राधिकृत अधिकारी
बड़ौदा उत्तर प्रदेश ग्रामीण बैंक



**Baroda Uttar Pradesh Gramin Bank
Regional office, Faizabad**

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/physical Possession of which has been taken by the Authorised Officer of Baroda Uttar Pradesh Gramin Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "whatever there is" basis on **10/10/2019**, for recovery of dues mentioned below. Notice is again hereby given to the public in general and in particular to the Borrower(s) and Guarantor(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 terms fulfill all & conditions mentioned below, in a sealed envelop on or before **06/10/ 2019** at **Baroda U.P. Gramin Bank, Regional Office, Baldeo Niwas Compound, .Reedganj Faizabad** BID will be opened on **10.10 .2019**.

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/Ba Authorised Officer** cheque favoring 'nkers, baroda U.P. "Gramin 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 & 1 Bidder will be sent back without interest within a week rest EMD of unsuccessful. 3. successful Bidder will have to deposit **25 % of the BID amount**) excluding EMD (at the same day in form of DD/Bankers 'Cheque and rest **75 %** 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 DBI/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/ properties by seeking time from the respective branches at any working day from inspect the **2:00 pm to 5:00 pm**. 11. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) .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/tender.php>

Days notice to Sale under SARFAESI Act 302002

Notice is hereby given to Borrowers/ Guarantors/Legal Heirs 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.

Date 05.09.2019
Place-Faizabad

Authorised Officer
Baroda U.P. Gramin Bank

बिड क्र. सं.	ऋणी / बन्धककर्ता का नाम	बंधक संपत्ति का विवरण / संपत्ति के मालिक का नाम	मांग सूचना दिनांक / कब्जा दिनांक	बकाया धनराशि (रु०)
शाखा - दर्शन नगर जिला - फैजाबाद (अयोध्या)				
FAIZAB 1	ऋणी- श्री अनिल पाण्डेय पुत्र स्व० श्री माधव प्रसाद एवं श्रीमती सरिता पाण्डेय पत्नी श्री अनिल पाण्डेय बंधककर्ता- श्री अनिल पाण्डेय पुत्र स्व० श्री माधव प्रसाद	प्लॉट नं-645, ग्राम कुदा केशवपुर (उपरहार), परगना- हवेली अवध व तहसील सदर जिला फैजाबाद (अयोध्या) क्षेत्रफल- 1930वर्ग मीटर मालिक - श्री अनिल पाण्डेय पुत्र स्व० श्री माधव प्रसाद चौहद्दी पूरब -प्लॉट राम करन शुक्ला, पश्चिम -परिक्रमा मार्ग दर्शन नगर से अयोध्या, उत्तर -चक रोड वादहू प्लॉट जगदीश प्रसाद शुक्ला, दक्षिण- प्लॉट बच्चन प्रसाद	30.09.2016 07.06.2018	8,59,228/- +व्याज दिनांक 30.09.2016 से+ अन्य खर्च {(-) रु. 100000/- मांग सूचना के बाद जमा राशि}
शाखा - ई.टी.सी. मसौधा जिला - फैजाबाद				
FAIZAB 2	ऋणी- श्रीमती ममता श्रीवास्तव पत्नी श्री रज्जन लाल श्रीवास्तव एवं श्री रज्जन लाल श्रीवास्तव पुत्र श्री वीर शिरोमणि लाल श्रीवास्तव बंधककर्ता- श्रीमती ममता श्रीवास्तव पत्नी श्री रज्जन लाल श्रीवास्तव	प्लॉट नं-344, ग्राम-उसरु, परगना- हवेली अवध व तहसील सदर जिला फैजाबाद (अयोध्या) क्षेत्रफल- 81.78 वर्ग मी० मालिक - श्रीमती ममता श्रीवास्तव पत्नी श्री रज्जन लाल श्रीवास्तव चौहद्दी पूरब -मकान विमल दास, पश्चिम - प्लॉट दिनेश सोनी, उत्तर -रास्ता कच्चा 12' दक्षिण- हाता श्री राजा राम	30.07.2018 28.11.2018	7,15,718/- +व्याज दिनांक 30.07.2018 से+ अन्य खर्च {(-) डिमांड नोटिस के बाद जमा रु 145000/-}
शाखा - मऊशिवाला जिला - फैजाबाद				
FAIZAB 3	ऋणी- मे० कान्हा श्याम रेस्टोरेंट प्रो० श्री तेज प्रकाश गुप्ता पुत्र श्री राम चन्द्र गुप्ता एवं श्री तेज प्रकाश गुप्ता पुत्र श्री राम चन्द्र गुप्ता बंधककर्ता- श्री तेज प्रकाश गुप्ता, श्री वेद प्रकाश गुप्ता एवं श्री जय प्रकाश गुप्ता पुत्रगण श्री राम चन्द्र गुप्ता	नगर पालिका भवन सं- 8/8/172 (पुराना) 8/8/187 (नया), खसरा आबादी न० 291, चक न० 14 मुहल्ला खुदागंज, परगना- हवेली अवध व तहसील सदर जिला फैजाबाद (अयोध्या) क्षेत्रफल- 59.66 वर्ग मी० मालिक - श्री तेज प्रकाश गुप्ता, श्री वेद प्रकाश गुप्ता एवं श्री जय प्रकाश गुप्ता पुत्रगण श्री राम चन्द्र गुप्ता चौहद्दी पूरब - रोड पक्की फतेहगंज रोड, पश्चिम - गली, उत्तर - मकान राम चन्द्र, दक्षिण- मकान अमरजीत सिंह	24.08.2018 28.11.2018	7,31,106/- +व्याज दिनांक 25.08.2018 से+ अन्य खर्च {(-) डिमांड नोटिस के बाद जमा रु 123027.45}



Baroda Uttar Pradesh Gramin Bank
Regional office, Faizabad

Sale Notice for Sale of Immovable Properties

{Proviso to Rule 8(6)}

Auction Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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/physical Possession of which has been taken by the Authorised Officer of Baroda Uttar Pradesh Gramin Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "whatever there is" on **10/10/2019**, for recovery of **Rs.8,59,228/- + int. charged from 30.09.2016 till the date of payment+ other charges due** { Less the amount Rs. 100000/- deposited till 26.03.2019 after demand notice} to the Baroda Uttar Pradesh Gramin Bank, Secured Creditor, from **Mr. Anil Pandey S/O Late Mr. Madhav Prasad & Smt. Sarita Pandey W/O Mr. Anil Pandey** (Borrower(s)) and **Mr. Parmendra Kumar Dubey S/O Mr. Jagat Narayan Dubey & Mr. Om Prakash Pandey S/O Mr. Madhav Prasad Pandey** (Guarantors). The **Reserve Price** will be **Rs. 34,54,000/-** and the earnest money deposit will be **Rs. 3,45,400/-**

Description of the property:

Equitable mortgage Plot no.645, situated in Vill. Kudha Keshavpur, Pergana- Haweli Awadh, Tehsil- Sadar, Distt. Faizabad,

Area- 0.1930 Hect.,

In the Name of **Mr. Anil Pandey S/O Late Mr. Madhav Prasad**

Boundaries:

East- Plot Ram Karan Shukla **West-** Road (Ayodhya To Darshan Nagar) Parikrama Marg

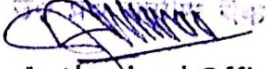
North- Chuk Road then plot of Jagdeesh Prasad Shukla **South-** Plot of Babban Prasad

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/tender.php>

Date: 05-09-2019

Place: Faizabad(Ayodhya)

Baroda U. P. Gramin Bank
बरोडा उत्तर प्रदेश ग्रामिन बैंक


Authorised Officer

अधिकृत अधिकारी



Baroda Uttar Pradesh Gramin Bank
Regional office, Faizabad

Sale Notice for Sale of Immovable Properties

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Description of the property:

Equitable mortgage land & building Plot no.344, purchased via Regd. Sale deed no. 1942 dated 20.04.2011, Bahi-I, Zild no. 4165, pages 237 to 260, situated in Vill. Usroo, Pergana-Haweli Awadh, Tehsil- Sadar, Distt. Faizabad,
Area- 81.78 Sq.mt,

In the Name of Mrs. Mamta Srivastava W/O Mr. Rajjan Lal srivastava

Boundaries:

East- House Mr. Vimal Das

West- Plot Dinesh Soni

North- Rasta Kachcha 12'

South- Hata Sri Raja Ram

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/tender.php>

Date: 05-09-2019

Place: Faizabad(Ayodhya)

Baroda U. P. Gramin Bank
वडोवा उ० प्र० ग्रामीण बैंक


Authorised Officer



Baroda Uttar Pradesh Gramin Bank
Regional office, Faizabad

Sale Notice for Sale of Immovable Properties

{Proviso to Rule 8(6)}

Auction Sale Notice for sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

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/physical Possession of which has been taken by the Authorised Officer of Baroda Uttar Pradesh Gramin Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "whatever there is" on **10/09/2019**, for recovery of **Rs.7,31,106/- + int. charged from 25.08.2018 till the date of payment+ other charges due** { Less the amount Rs. 123027.45/- deposited till 29.05.2019} to the Baroda Uttar Pradesh Gramin Bank, Secured Creditor, from **M/S Kanha Shyam Restaurant Prop. Mr. Tej Prakash Gupta S/O Mr. Ram Chandra & Mr. Tej Prakash Gupta S/O Mr. Ram Chandra** (Borrower(s)) and **Mr. Jai Prakash Gupta S/O Mr. Ram Chandra Gupta & Mr. Ved Prakash Gupta S/O Mr. Ram Chandra Gupta** (Guarantors). The **Reserve Price** will be **Rs . 26,14,000/-** and the earnest money deposit will be **Rs. 2,61,400/-**

Description of the property:

Equitable Mortgage of Building Nagar Palika No. 8/8/172 (old), 8/8/187 (New) khasara Abadi No. 291 Chuk No. 14 purchased via Registered sale deed no 3218/94, Zild No. 818, Page No 309/362, Area- 59.66 sq. meter Situated at Mohalla- Khudaganj, Pergana- Haveli Awadh Tehsil- Sadar Distt.Faizabad

Owner: Mr. Jai Prakash Gupta , Mr. Ved Prakash Gupta & Mr. Tej Prakash Gupta Sons Of Mr. Ram Chandra Gupta

Boundaries:

East- Road Pokhta fatehganj Road

West- Gali

North- House of Ramchandra

South- House of Amar jeet Singh

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/tender.php>

Date: 04-09-2019

Place: Faizabad(Ayodhya)


Authorised Officer

ANNEXURE-I

BID SR NO.

DETAILS OF BIDDER

(Read carefully the terms and conditions of sale before filling up and submitting the bid)

- | | | | |
|-----|---|---|------------------------------------|
| 1. | Name(s) of Bidder (In Capital) | : | _____ |
| 2. | Father's/Husband's Name | : | _____ |
| 3. | Postal Address of Bidder(s) | : | _____ |
| 4. | Phone/Cell Number and E-mail ID | : | _____ |
| 5. | Bank Account details to which EMD amount to be returned | | |
| | i) Bank A/c. No. | : | _____ |
| | ii) IFSC Code No. | : | _____ |
| | iii) Branch Name | : | _____ |
| 6. | Date of submission of bid | : | _____ |
| 7. | PAN Number | : | _____ |
| 8. | Property details for which BID is being submitted. | : | _____ |
| 9. | Whether EMD remitted | : | Yes/No. |
| 10. | EMD remittance details* | : | DD/Banker's Cheque No. _____ |
| | | : | Name of Issuing Bank _____ |
| | | : | Branch _____ |
| | | : | Date _____ |
| | | : | Payable at. <u>Falzarbad</u> _____ |
| | | : | _____ |
| 12. | Bid Amount quoted | : | (Rupees _____ |
| | | | _____ |
| | | | _____) |

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available in the website <https://www.barodagraminbank.com/tender.php> and shall abide by them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole bidder.

.....
(Name & Signature of the Bidder(s))

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

***Note: This document is required to be duly filled in and signed by the bidder along with copy of PAN & Aadhar and thereafter submit it in sealed envelope during the time of submission of the bid.**

ANNEXURE-II

DECLARATION BY BIDDER(S)

To:
The Authroised Officer,
Baroda U.P. Gramin Bank,

Date:

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We, hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Auction.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder by the Authroised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authroised Officer.
5. I/We also agree that in the eventuality of forfeiture of the amount by Authroised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
6. I/We also understand that the EMD of all offerer/bidders shall be retained by the Bank and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. The decision taken by Authorised Officer in all respects shall be binding on me/us.
8. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter submits it in sealed envelope during the time of submission of the bid.