



# बड़ौदा यू.पी. बैंक Baroda U.P. Bank

## Regional Office, City Road, Pratapgarh - 230001

### E-Mail : [roprat@barodarrb.co.in](mailto:roprat@barodarrb.co.in)

## 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 (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 03.03.2023 at Baroda U.P. Bank, Regional Office, City Road Pratapgarh BID will be opened on 04.03.2023

SI No.	Name & Address of Borrower/ Guarantor/ Mortgager And Account No.	Description of Immovable Property	Demand Notice Date / Possession Date Possession Type	Due Amount (Rs.)	Reserve Price (INR)
					EMD

Branch:- Pratapgarh, District: Pratapgarh Account No. 53450400000245 & 53450600004077

1.	<p><b>Borrower:-</b> M/s Gupta Cold Drink Agency Prop:- Mr. Vinod Kumar Gupta and Mr. Vinod Kumar Gupta S/o Bhagauti Prasad Gupta, <b>Address:-</b> Village/Mohalla - Gaayghat Road, Dahilamau, District :Pratapgarh (UP).</p> <p><b>Guarantors:-</b> 1. Mr. Mahesh Kumar S/o Mr.Heeralal <b>Address:-</b> Village/Mohalla Gaji Chauraha Balipur Post &amp; Distt-Pratapgarh</p> <p>2. Mrs. Pratapi Devi w/o Bhagauti Prasad Gupta <b>Address:-</b> Village/Mohalla - Dahilamau, Tehsil - Sadar, District: Pratapgarh. 230001</p> <p>3. Mr. Bhagauti Prasad Gupta S/o Bachai <b>Address:-</b> Village/Mohalla- Village - Dahilamau, Tehsil - Sadar, District: Pratapgarh. 230001</p>	<p>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 &amp; Building constructed on Plot No. 106/1 &amp; 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</p> <p><b>Bounded: On the East by:</b> Rasta 16'0" Wide then House and boundary of Shanti Devi W/o Bairagi Prasad Sharma, <b>On the West by:</b> House of Ram Bahadur Pal, <b>On the North by:</b> House of Ram Chandra &amp; Ram Ajor Sharma, <b>On the South by:</b> Road (Pratapgarh to Garwara)</p> <p>Property-2 Equitable Mortgage of Land &amp; 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</p> <p><b>Bounded: On the East by:</b> House of Kandhai Pal, <b>On the West by:</b> Link Road Pure Ishwarnath then H/o Bahraich, <b>On the North by:</b> Road (Garwara To Pratapgarh), <b>On the South by:</b> House of Kanhai Pal.</p>	<p><b>Date of Demand Notice</b> 01.10.2022</p> <p><b>Date of Possession Notice</b> 14.12.2022</p>	<p>Rs.5000000/- + interest reversal Rs. 220532.48/- and interest from 26/09/2022 &amp; Rs.450000/- + interest reversal Rs. 47696/- and interest from 26/09/2022 &amp; Interest payable, Other admissible expenditure (minus amount paid after the demand Notice)</p>	<p><b>Property 1</b> 1,18,00,000/-</p> <p><b>Property 2</b> 52,50,000/-</p> <p>5,25,000/-</p>
----	--	--	---	--	---

**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 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 thesale, 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.

Date:- 23.01.2023

Place:- Pratapgarh

Authorised Officer, Baroda U.P. Bank