

**PUBLIC AUCTION/SALE NOTICE FOR IMMOVABLE ASSETS**

Whereas, The Authorised Officer of **Baroda U.P. Bank** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rules 8 (6) of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to borrowers and Authorised Officer has taken possession of the Properties described herein below. Offers are invited by the Authorised Officer under the said Act by holding Auction on the date, place and time mentioned. Public at large and borrowers and guarantors in general is being informed hereby that Auction under SARFAESI Act 2002 in respect of Under noted properties will be conducted for sale on the terms and conditions specified herein stated on the basis of "AS IS WHERE IS" & "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" at Regional Office **Baroda U.P. Bank, Ayodhya** For realization of debts/dues to Bank. The sale be subject to the conditions mentioned in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. Notice is again hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/ Mortgagee(s) that the Authorised Officer has decided to invite BID/tenders 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 **14.03.2024** at Baroda U.P. Bank, Regional Office, Ayodhya. BID will be opened on **15.03.2024, Time 02:00 PM to 04:00 PM till**. Sale Notice is statutory warning under rule 8(6) & 9(1) of SARFAESI Act. The borrower's attention is invited to provisions of sub section (8) of section 13 of the act in respect of time available to redeem the secured assets.

Sr. No.	Branch, Name & Address of the Borrower/Guarantor	Description of the Mortgage Property (All the part and parcel of the property consisting of ) Owner of Property	a) Demand Notice	a) Reserve Price
			b) Possession Notice	b) EMD amount
			c) Dues Amount	c) Type of Possession
1.	<b>BRANCH : JILAPANCHAYAT, AYODHYA</b> <b>Borrower- Smt. Renu Singh</b> W/o Harish Chandra Singh Address - LIG 23, Phase 2, Kaushalpur Colony Dist. Ayodhya-224001 <b>Guarantor - (1) Mr Harish Chandra Singh</b> S/o Mr Harihar Singh (2) <b>Mr. Rajesh Kumar</b> S/o Mr Swaminath	Description of the Immovable Property: Equitable mortgage of Properties/land Plot No. 5323 Purchased via sale deed no 3806/14 dated 26-05-2014 situated in Mohalla Vajirganj (ANP), Pargana-haveli Awadh Tehsil-Sadar, Faizabad, Distt- Ayodhya, Area: 1361 Sqft, In the Name of Smt Renu Singh W/o Shri Harish Chandra Singh, <b>Boundary:</b> East: Plot of Seller, <b>West:</b> Plot of Anita, <b>North:</b> 20 Feet Road, <b>South:</b> Land of Deegar Person	a) <b>11.10.2023</b> b) <b>02.01.2024</b> c) <b>Rs. 07,11,132.12</b> + int. charged from 11.10.2023 + other Charges	<b>Rs. 48,88,800.00</b> <b>Rs. 4,88,880.00</b> Symbolic Possession
2.	<b>BRANCH : MAHARUWA GOLA, AMBEDKAR NAGAR</b> <b>Borrower - Shri Ashish Kumar Singh</b> S/o Shri Virendra Pratap, Village and Post- Naseerpur Pakharpur, Post- Naseerpur District- Ambedkar Nagar <b>Guarantors: (1) Sunil Kumar Singh</b> son of Shri Jagdish Narayan Singh, (2) <b>Preeta Singh</b> wife of Dinesh Singh, Address for both Vill. & Po. - Nasirpur Pakadpur, District - Ambedkar Nagar.	Equitable mortgage of land and building Plot no./House no.38M dated 09.07.2015 vide Sale Deed No. Purchased through number 3880/15, located village Dadwa Kala (Uday Nagar Chauraha), Pargana-Akbarpur and Tehsil- Akbarpur, District- Ambedkar Nagar, <b>Boundries (As per deed):</b> East: Ishwar Dei's plot, West: Marg (paved road). North- Border of village Subhakarapur, South- Plot of Shri Shiv Data and others. <b>Owner: Mr. Ashish Kumar Singh S/o Virendra Pratap</b>	a) <b>22.06.2021</b> b) <b>19.09.2022</b> c) Date of Published in News Paper 23.09.2022 <b>Rs. 12,79,440.00</b> + int. charged from 30.09.2018+ other Charges	<b>Rs. 53,55,000.00</b> <b>Rs. 5,35,500.00</b> Symbolic Possession
3.	<b>BRANCH : AMANIGANJ, AYODHYA</b> <b>Borrower- M/s Prem Rice Mill Pro.</b> Prem Kumar s/o Satyanam Vill- Munderwa P.O – bikapur Dist- ayodhya -224121, <b>Guarantors- 1. Ramawati W/o Prem Kumar</b> Vill- Munderwa P.O – bikapur Dist- ayodhya -224121 <b>2. Lavelesh Kumar</b> S/o Prem Kumar Vill- Munderwa P.O – Bikapur Dist- Ayodhya -224121	Property mortgage of Plot No. 183, sale deed No. 3614 date 20.12.2012, Area -900.00 sqft, situated at vill-Betauli Post – amawasufi, Pargana – Rudaulitehseel – rudauli – dist- ayodhya, <b>Boundaries (As per deed) :</b> East- Plot of bhemsensingh, west – Road to amaniganj to Deorhi, North – Plot of Ramawati, South- Plot of Lalti Devi <b>Owner- Ramawati W/o Prem Kumar</b>	a) <b>27.02.2018</b> b) <b>08.06.2018</b> c) <b>Rs. 06,11,664.64</b> + int. charged from 27.02.2018 + other Charges	<b>Rs. 8,15,000.00</b> <b>Rs. 81,500.00</b> Symbolic Possession
4.	<b>BRANCH : AMANIGANJ, AYODHYA</b> <b>Borrower- Mr. Lalji Gupta</b> S/o Mr. Bhagauti Prasad Gupta, village - Mohammadpur PO- Amaniganj, Distt- Ayodhya 224121 <b>Guarantors - 1. Lallu S/o Bhulai Vill.</b> - Amaniganj PO- Amaniganj, Distt - Ayodhya 224121 <b>2. Ram Vilas Shukla</b> S/o Vishnu Narayan Village - Jkhw Post- Amaniganj, Distt- Ayodhya 224121	Property mortgaged of Plot No. 26mi, Sale deed No 1366 date 06.08.1999 Area- 1050.00 sq.ft Situated at Vilage Doondi post- Amaniganji, Pargana- Khandasa, Tehsil- Milkipur, Distt- Ayodhya <b>Boundaries (As per deed)-</b> East: Baag Suresh Chandra, West: House of Brij Mohan Gupta, North: Baag Mukir, South: Road Milkipur to Amaniganj <b>OWNER: Mr. Lalji Gupta S/o Mr. Bhagauti Prasad Gupta</b>	a) <b>15.11.2024</b> b) <b>27.04.2022</b> c) <b>Rs. 1,62,000.00</b> + int. charged from 15.11.2021 + other Charges	<b>Rs. 5,25,000.00</b> <b>Rs. 52,500.00</b> Symbolic Possession
5.	<b>BRANCH : RANIWAN, AMBEDKAR NAGAR</b> <b>Borrower- M/s Vidya Tractors Prop</b> Mr. Ajay Pratap Singh S/o Mr. Yamuna Pratap & Mr. Atul Kumar S/o Mr. Janak Raj Add - Plot No.-234 Goshainganj to Bhati Road Vill. -Asgawan, Post-Asgawan, Tahs-Bhiti, Distt- Ambedkar Nagar (U.P.) <b>Guarantors : (1) Atul Kumar Singh</b> S/o Janakraj Singh, Vill.-Kewari Parmanand, Post Raniwan Distt- ambedkar Nagar (2) <b>Santosh Kumar Singh</b> S/o Tribhuwan Singh Vill- & post- chachikpur Dist. Ambedkarnagar	Property mortgaged of Plot No. 234, Sale deed No. 1871/2004, date. 08.06.2004, Area- 44.75 sq-mt Situated at Vilage Asgawan post- Asgawan, Pargana, Mijhaura, Tehsil- Bhati, Distt- Ambedkar Nagar 08-05-2004, Area- 44.75 sq-mt Situated at Vilage Asgawan Post- Asgawan, Pargana Mijhaura, Tehsil- Bhati, Distt- Ambedkar Nagar. <b>Boundaries (As per deed) :</b> East: Road, West: Plot of Raja Ram Yadav, North: Boundry of Mira Devi South: Plot of Pancham Verma <b>OWNER: Ajay Pratap S/o Yamuna Prasad &amp; Atul Kumar S/o Janak Raj</b>	a) <b>06.12.2021</b> b) <b>25.05.2022</b> c) <b>Rs. 05,07,429.00</b> + int. charged from 30.06.2016 + other Charges	<b>Rs. 14,83,000.00</b> <b>Rs. 1,48,300.00</b> Symbolic Possession
6.	<b>BRANCH : RANIWAN, AMBEDKAR NAGAR</b> <b>Borrower- Shri Mohan Lal</b> S/o Mr. Om Prakash R/O Vill- Aagawan, Post- Asgawan, Teh.- Bhati, Distt- Ambedkar Nagar (UP) <b>Guarantors : (1) Ashok Kumar Mishra</b> S/o Lallan Prasad Vill. & Post Asgawan Dist. Ambedkar Nagar (2) <b>Sandeep Vishkarma</b> S/o Raj Bihari Vill. Kharagpur Post- Chandrika Ganj, Dist. Ambedkar Nagar	Property mortgaged of Plot No. 625, Sale deed No. 265/2005/ date 19-01-2005, Area- 15.5 sqm Situated at, Goshainganj to Bhati Road Vilage- Bhati, post- Bhati, Pargana- mijhaura, Tehsil- Bhati, Distt- Ambedkar Nagar <b>Boundaries (As per deed):</b> East: Road, West: Agri land of Ashok Singh, North: House of Ram Naresh, South: Rest land of seller <b>OWNER: Mohan Lal S/o Mr. Om Prakash</b>	a) <b>01.12.2021</b> b) <b>23.05.2022</b> c) <b>Rs. 6,14,080.00</b> + int. charged from 30.06.2016 + other Charges	<b>Rs. 1,89,900.00</b> <b>Rs. 18,990.00</b> Symbolic Possession
7.	<b>BRANCH : RANIWAN, AMBEDKAR NAGAR</b> <b>Borrower- Mr. Maya Ram</b> S/o Mr. Om Prakash R/O Vill- Aagawan, Post- Raneewan Tahs- Bhati, Distt- Ambedkar Nagar (UP) <b>Guarantors : (1) Govind Nath</b> S/o Raghuwar Singh Vill- Kewari Parmanand Post Raniwan Dist. Ambedkar Nagar (2) <b>Satya Prakash</b> S/o Ram Lagan Vill. & post- Asgawan Dist. Ambedkar Nagar	Property mortgaged of Plot No. 234, Sale Deed No. 516/2009, date- 10-02-2009, Area- 58.55 sq-mt Situated at Goshainganj to Bhati Road Village - Aagawan, Post- Raneewan Pargana – Mijhura Tehsil- Bhati, Distt- Ambedkar Nagar (UP) <b>Boundaries (As per deed)-</b> East: Road, West: Plot of Jagannath, North: house of Dwarika Visen, South: plot of Amrauta <b>OWNER: Maya Ram Yadav S/o Om Prakash</b>	a) <b>01.12.2021</b> b) <b>23.05.2022</b> c) <b>Rs. 3,25,600.00</b> + int. charged from 31.07.2011 + other Charges	<b>Rs. 3,15,900.00</b> <b>Rs. 31,590.00</b> Symbolic Possession
8.	<b>BRANCH : KESHARUWA BUJURG, AYODHYA</b> <b>Borrower - 1. M/s Amar Kirana Store Prop</b> Sri Amar Jeet Sharma S/o Sri Shyam Sunder R/o Vill Bhikhipur Jhalaha Post- Rampur Bhagan Distt- Ayodhya <b>2. Sri Amar Jeet Sharma</b> S/o Sri Shyam Sunder R/O Vill Bhikhipur Jhalaha Post- Rampur Bhagan Distt- Ayodhya <b>Guarantor : 1. Sri Raj Mani Verma</b> S/o Sri Ram Satan Verma R/o Mahanmau Post- Rampur Bhagan Distt- Ayodhya	Property mortgaged of Plot No. 496 M, Sale Deed No. 343, date- 17/04/1996, Area- 968.40 sq-ft Situated at Vil – bhikhipur Jhalaha Pergana – Bikapur, Tehsil – Bikapur Dist – Ayodhya <b>Boundary- (As per Deed):</b> East - Land of Mata Badal, West- Land of Seller, North - Road Rampur Bhagan to Bijainpur Sajahra, South - Land of Seller <b>Boundary (As at Site) :</b> East - House of Ram Kumar, West- house of Thakura Devi, North- Road Rampur Bhagan to Bijainpur Sajahr, South- Khet of Other <b>Legal Heirs :</b> (1) Lakhpati Devi (Wife) (2) Amarjeet Sharma (Son) (3) Sujeet Sharma (Son)	a) <b>30.09.2016</b> b) <b>17.06.2017</b> c) <b>Rs. 3,44,644.30</b> + int. charged from 31.12.2014 + other Charges	<b>Rs. 5,80,000.00</b> <b>Rs. 58,000.00</b> Symbolic Possession
9.	<b>BRANCH : KHAPRAILA, AYODHYA</b> <b>Borrower- Shri Bal Ram</b> S/o Shri Ram Gopal Vill- Maharai Mohd. pur (Bankaiwa) Post. Gayaspur Distt- Ayodhya <b>Guarantor : (1) Mr. Man Bahadur Yadav</b> S/o Mr. Bhagouti Prasad Vill- Maharai Mohd. Pur ( Bankatwa) Post. Gayaspur Distt- Ayodhya UP (2) <b>Mr. Ved Prakash</b> Saini S/o Mr. Sant Ram Saini, Vill- Maharai Mohammadpur (Bankatwa) Post. Gayaspur Distt- Ayodhya	Property mortgaged of Plot No. 319, Sale Deed No. 1543/01, date- 07/08/2001, Area- 600 sq-ft Situated at Vil – Bhikhipur Jhalaha Post – Rampur Bhagan Pergana – Pachim Rath, Tehsil – Bikapur Dist – Ayodhya <b>Boundary (As per Deed):</b> East – Keshav Ram , West- Jai Ram, North – Thakur Prasad and other , South – Road Rampur Bhagan to gayespur <b>Owner - Mr. Balram S/o Ram Gopal</b>	a) <b>08.04.2021</b> b) <b>22.10.2021</b> c) <b>Rs. 3,32,500.00</b> + int. charged from 29.12.2020 + other Charges	<b>Rs. 9,35,000.00</b> <b>Rs. 93,500.00</b> Symbolic Possession
10.	<b>BRANCH : HRIDAYPUR, AMBEDKAR NAGAR</b> <b>Borrower- M/s Sobhawati Singh</b> W/o Ram Singh, Vill.- Hridaipur, Post- Chachikpur, Dist. Ambedkar Nagar <b>Guarantor- 1. Mr. Harihar Singh</b> S/o Sri Gajadhar Singh R/o Vill. Hridalpur, Post- Chachikpur, Dist. Ambedkar Nagar <b>2. Mr. Arun Kumar Singh</b> S/o Sri Babban Singh R/o Chachikpur, Dist. Ambedkar Nagar	Property mortgaged of Plot No. 102 , Sale Deed No. 956, date- 12/03/2009, Area- 39 sq.mt Situated at Vil – Hridaipur Post – Chachikpur Pergana – Mijhura , Tehsil – Bhati Dist – Ambedkar nagar <b>Boundary (As per Deed):</b> East – Surya Prakash , West- Gosaiganj Road, North – Pancham, South – Surya prakash <b>Owner - Mr. Harihar singh S/o Sri Gajadhas Singh</b>	a) <b>26.09.2016</b> b) <b>17.07.2017</b> c) <b>Rs. 2,89,596</b> + int. charged from 31.01.2016 + other Charges	<b>Rs. 4,41,000.00</b> <b>Rs. 44,100.00</b> Symbolic Possession
11.	<b>BRANCH : PUNTHAR, AMBEDKAR NAGAR</b> <b>Borrower- (1) M/s Seth Traders Prop.</b> Mr. Arvind Mohan Seth, Add.: Fattu pattal Qasha, Post-Tanda, Distt. Ambedkar Nagar <b>(2) Mr. Arvind Mohan Seth</b> S/o Mr. Ram Shankar Seth, Add.: Fattu pattal Qasha, Post-Tanda, Distt. Ambedkar Nagar <b>Legal Heirs : Anil Kumar Soni</b> <b>Gaurantor - Smt. Sushila Devi</b> W/o Mr. Anil kumar Soni & <b>Mr. Ram Ujagir</b> S/o Mr. Ram Jeet	Equitable Mortgage of land/Plot no./house no. 39, through deposit of Registered sale deed no 1559/2010 dated 22.03.2010, Situated at Village- Bhairavpur, Post- Mehboobganj Distt. Ayodhya/ Faizabad Area: Area 1080 sqft. In the name of Smt. Sushila Devi W/o Mr. Anil Kumar Soni. <b>Boundary of the House Property: (As per Deed) :</b> Area- 15*20 East : kharanja Rasta 5 feet, West : Plot of Virendra, North House of Peer Mohmd, South Plot of Satya Prakash, <b>Boundary of the Property Ahata: (As per Deed) :</b> Area- 30*26, East : House of Ram Sabad Gupta, West : kharanja Rasta 5 feet, North: Ahata of Jai Prakash & Others, South House of Rajendra Mali <b>Owner : Sushila Devi</b>	a) <b>12.11.2019</b> b) <b>17.07.2023</b> paper publication of Possession Notice 22.07.2023 c) <b>Rs. 10,59,268.00</b> + int. charged from 01.11.2019 + other Charges	<b>Rs. 20,08,550.00</b> <b>Rs. 2,00,855.00</b> Symbolic Possession
12.	<b>BRANCH : GOLA BAZAR, AYODHYA</b> <b>Borrower - 1. M/S Bramhdev Baba Brick</b> Fields Prop. Uday Narayan Mishra S/O Ranjeet Mishra Add- Vill. Pure Vanshwan, PO: Marui Sahay Singh Distt.- Ayodhya <b>Guarantors: (1) Vijay Narayan Mishra</b> S/o Ranjit Mishra Vill- Pure Vanshwan Post- Marui Sahay Singh Dist- Ayodhya (2) <b>Uma Shankar</b> S/o Ranjit Mishra Vill- Pure Vanshwan Post- Marui Sahay Singh Dist- Ayodhya (3) <b>Sachidanand Mishra</b> S/o Ram Asrey Mishra Vill- Pure Vanshwan Post- Marui Sahay Singh Dist- Ayodhya (4) <b>Amarnath Tiwari</b> S/o Omkarnath Tiwari Add- Naka Hanuman Garhi Distt- Ayodhya	Equitable mortgage of Land & Building Plot No. 629 M, purchased via Registered sale deed no. 1222 dated 01.07.1985 Situated at Vill. Nasirpur Musi, Pergana - Paschimrath, Tehsil - Bikapur, Distt. - Ayodhya. Area- 660 sq. ft.; In the name of all legal heirs of late Mr. Ranjit mishra (1) Uday Narayan Mishra S/o Ranjit Mishra (2) Vijay Narayan Mishra S/o Ranjit Mishra (3) Uma Shankar S/o Ranjit Mishra <b>Boundaries As per deed :</b> East- Landed Property of Ram Narayan, West- Clinic of Radha Prakash, North- Grove Land of Radha Manharan, South- Link Road Bilarimafi- Nandrauli <b>Owner : Sushila Devi</b>	a) <b>10.10.2022</b> b) <b>18.01.2023</b> paper publication of Possession Notice 21.01.2023 c) <b>Rs. 4,58,464.25</b> + int. charged from 10.10.2022 + other Charges (Re payment by Party (After Demand Notice) <b>Rs. 2,86,528.00</b>	<b>Rs. 6,30,900.00</b> <b>Rs. 63,090.00</b> Symbolic Possession

**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 Ayodhya, in advance along with the BID. The Highest BID value (should not be less than the Reserve price) will be considered as successful BID & 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) and rest amount will have to be paid strictly within 15 days of confirmation of the sale immediately. 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 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 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/sarfaesinotice.php>. 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 & expenses. Under Section 194-IA of the Income- Tax Act, a buyer is liable to deduct and submit 1% of the transaction cost as TDS on sale of property if the value of the property is over Rs. 50 lakh.

**30 Days notice to Sale under SARFAESI Act 2002**

**Date : 30.01.2024**

**Place : Ayodhya**

**Authorized Officer : Baroda U.P. Bank, Ayodhya**