



Sale Notice (for immovable)

Auction Notice under Section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) read with Security Interest (Enforcement) Rule 8(6) That the Securitization and Reconstitution of Financial Assets and Security Enforcement Act (SARFAESI Act 2002) by the Authorized Officer of Baroda UP Bank in exercise of the powers conferred under Section 13(12) read with Rule 8 and 9 of the Security Interest (Enforcement) Rules Demand letter has been issued to various borrowers/guarantors/mortgagors seeking payment of outstanding amount along with interest within 60 days of the said intimation. That the following borrowers/guarantors/mortgagors are unable to pay the dues of the bank, it is hereby informed to the borrowers/guarantors/mortgagors and the general public that the Authorized Officer, Baroda UP Bank, under section 13(4) of the said Act, In the application of the conferred powers, the property is mentioned below, the details of which are described below, the borrowers/guarantors/mortgagors in particular and the general public are hereby informed not to do any kind of transaction in this property. This property is Subject to the charge of the Baroda U.P. Bank in which the amount, interest and other expenses mentioned below are payable. That it is hereby informed to the public in general & specifically to the borrowers/guarantors/mortgagors that the Authorized Officer has decided to invite quotations for tendered/bids the immovable properties under the Enforcement of Interest Act, 2002. The property will be sold on The basis of "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS" on the date mentioned below. Therefore, fulfilling the following conditions, interested persons can submit their tender through closed tender till date 12.03.2024 in Baroda U.P. Bank, Regional Office- Narai Bandh, Near Grihastha Plaza, Mau. Public Tender will be opened on 13.03.2024 from 11.00 am. to 4.00 pm. Baroda U.P. Bank Regional Office- Narai Bandh, Near Grihastha Plaza, Mau

Sr. No.	Name & Address of Borrower/Guarantor & Account No.	Properties Description & Name of Owner	Demand Notice Date	Outstanding Amount	Reserve Price /EMD
			Possession Notice Dt. Physical/Symbolic		
1.	M/s Vinayak Collection (Prop-Naval Kishore Gupta S/o Vairagi Das Gupta) (Borrower), Naval Kishore Gupta S/o Vairagi Das Gupta (Borrower & Legal heir of mortgagor) ADD OF BOTH- H.N-11/12 PURA AGRAWAL, DAKKHIN TOLA, DISTT:- MAU, PIN: 275101 GUARANTOR/(Legal heir of Deceased mortgagor) VAIRAGI DAS GUPTA S/O RAMLAGAN GUPTA ADD:- H.N-11 PURA AGRAWAL, DAKKHIN TOLA DISTT:-MAU,PIN:275101 DECEASED LEGAL HEIRS OF MORTGAGOR 1- Vimal gupta s/o Vairagi das gupta 2- Vishal gupta s/o Vairagi das gupta, ADD OF BOTH - H.N-11/12 PURA AGRAWAL, DAKKHIN TOLA, DISTT: MAU, PIN: 275101 BRANCH: VIKAS BHAWAN A/C no. 515305010000014, 515306320000003 83400600000001	Properties Sale deed no- 1872, Dated- 22-03-2016, Area- 36 Kari situated at Mauza- Pura agrawal (Dakkhin tola), maunath bhanjan, Pargana- sadar, Dist- Mau. Owner: Late Anita Gupta w/o Vairagi Das Gupta. Add. H.N 11 pura agrawal Dakkhin tola, Mau BOUNDRIES: North- House of Anita & Vairagi Das Gupta, South- House of Izaharul Haq, East- House of Anwarul Haq, West- Interlocking Road	09.11.2022 24.01.2023 Symbolic Possession	RS- 41,80,211.66 + INTEREST SINCE 02.05.2022 + OTHER EXPENSES	34,83,810/- 3,48,381/-
2.	Borrower: Anushka Traders, Prop- Mr. Vinay Kumar s/o Shri Ramji Add. Vill+Post-Maurbhoj, Ghosi Distt. - Mau, GUARANTORS : 1. Mr. Laxman s/o Ramji Vill - Maurbhoj, Ghosi Distt. - Mau 2. Mr. Vijay s/o Ramji Vill - Rampur dhnauli Post- Doharighat Distt. - Mau BRANCH: RAGHAULI Account no. 515205010053175	1)- Properties Plot no. 501, Area of Plot - 330 sq mtr.. Situated at Vill - Maurbhoj Ghosi, Dist. MAU Owner:- Mr. Laxman s/o Ramji, Vill - Maurbhoj, Ghosi, Distt.- Mau BOUNDRIES: North- Rest Land Of Co Sharer, South- Land Of Balchand, East- Land Of Ram Narayan, West- Kharanja Road 2 Mtr. Wide- 2)- Plot-no. 501, Area of Plot- 300 sq mtr. Situated at Vill - Maurbhoj Ghosi Dist. MAU, Owner:- Mr. Vijay s/o Ramji Vill - Rampur dhnauli, Post- Doharighat, Distt. - Mau BOUNDRIES: North- Land Of Tribhuwan Singh, South- Land Of Laxman Etc., East - Land Of Ram Narayan, West- Kharanja Road 2m Wide	14.07.2022 18.10.2022 Symbolic Possession	RS- 15,63,366 + INTEREST SINCE 01.06.2022 + OTHER EXPENSES	24,27,246/- 2,42,725/-
3.	Borrower: M/s Magalam Hojari, Prop- Brijesh Kumar Singh s/o Late Vipin Bihari Singh, Add.: Bhati, Maunath Bhanjan, Mau GUARANTORS: (1) Sri Hansh Nath Gupta s/o Baleshwar Gupta, Add.: Nizamuddinpur, PO. Maunath Bhanjan, Mau (2) Sri Narendra Pratap Singh s/o Late Jagdish Singh, Add.: Andhamode, Bhati, Maunath Bhanjan, Mau BRANCH: BHITI, A/C no. 515115010600132	Properties, Land & Building Sale Deed No. 4961, Dt. 16.09.2014, House No. 110, Area- 22 Links Situate at Mauza- Sarai, Lakhansi, Mohall- Asttupura, Pargana+Tehsil- Maunath Bhanjan, Distt. Mau Owner:- Brijesh Kumar Singh s/o Late Vipin Bihari Singh BOUNDRIES: North- Land of Rajnath & Shakuntala Devi, South- House of Sri Krishna Mohan Rai, East- Interlocking Road, West- Raj Kumar Rai ki Bhumi	28.04.2017 15.11.2017 Symbolic Possession	RS- 8,77,571.10 + INTEREST SINCE 31.03.2017 + OTHER EXPENSES	17,56,800/- 1,75,680/-
4.	Borrower: SMT. Sunita Yadav w/o Sri Jokhu Ram Yadav & Sri Jokhu Ram s/o Bhukhan Yadav, Add.: Vill. Prushottampur, Po. Bibipur, Dist. Azamgarh GUARANTORS: (1) Sri Ram Kewal Yadav s/o Chandra dev Yadav, Add.: Vill Rasra, Po. Bibipur, Dist. Azamgarh, (2) Sri Satyadev Yadav s/o Sikram, Add.: Vill. Arazi Merukpur ,Po. Tandava, Distt. Azamgarh BRANCH:BELHADH, A/Cno.511046510170110	Properties, Document No. 1218, Dt. 26.05.2014, Plot No. 89, Area- 56.65 sq. mtr., situated at Mauza- Bhopalpur, Pargana- Belhabans, Mehnagar, Distt. Azamgarh Owner:- Smt. Sunita Yadav w/o Sri Jokhu Ram Yadav BOUNDRIES: North- Land of Bhukhan, South- 12 ft. wide Road, East- Land of Ruba w/o Ghanshyam , West- Land of Sri Ram Chandra	19.10.2019 10.11.2020 Symbolic Possession	RS- 4,00,000 + INTEREST SINCE 30.09.2019 + OTHER EXPENSES	6,63,390/- 66,339/-
5.	Borrower: Pramod s/o shivchand, Add: Vill- Basti, Post- Haldharpur, Distt- Mau Guarantors-1- Bhagirathi s/o Mukurdhan Add: Vill- Molnapur, Post- Hathini Dist- Mau 2- Raju S/o Dheeraj, Add: Vill- Rajanpur, Post- Pahsa, Dist- Mau. BRANCH: BAKWAL, A/c No. 515404030000003	Property- Khata No. 157 Plot No. 411 Mi, Doc. No. 3664 Area- 225.84 sq.mtr. Situated at Vill- Rastipur, Tehsil- S a d a r, D i s t t - M a u , Owner- Sri Pramod S/o Shivchand Boundaries: North- 12 Ft Interlocking Road, South- Land of Ramdev thereafter Land of Jamuna, East- House of Nandal thereafter Land of Chandar, West- Bhumi Vikreta thereafter House of Satyadev	08.09.2020 04.01.2021 Symbolic Possession	RS- 5,55,908/- + INTEREST SINCE 04.07.2020 + OTHER EXPENSES	10,91,700/- 1,09,170/-
6.	Borrower : M/S Maurya Building Material, Prop.- Shri Mithailal Maurya s/o Late Banshi Maurya, Add.: Vill- Chauki Ganjor, Post- Tarwa, Dist.- Azamgarh, GUARANTORS: 1. Sri Ajraj Sharma s/o Sri Rambali Sharma, Add. Vill/Post- firozpur tarwa, Distt.- Azamgarh, 2. Shri Rajkumar Barnwal s/o Sri Lallan Prasad, Add. Vill+Post-Tarwa, Dist. - Azamgarh BRANCH: TARWA A/c No. 511055010053145 / 511056320000007/ 82870600000006	Details of Property: Arajai No- 621, Area of Plot - 56.70 M², Situated at Vill - Maulnipur Tarwa, PARGANA- Devgaon, TEHSIL- Lalganj. Dist.- Azamgarh. Owner- Shri Mithailal Maurya s/o Late Banshi Maurya BOUNDRIES: North- PWD ROAD, South- Land of Laxman Yadav, East- House of Sukhai Sonkar, West- Land of Laxman Yadav	02.08.2022 30.10.2023 Symbolic Possession	RS- 3,60,900/++ INTEREST SINCE 01.06.2022 + OTHER EXPENSES	8,67,600/- 86,760/-
7.	Borrower: 1- Shyampyari w/o Balkishun, Add. Khutwa, Mehnagar, Azamgarh 2. Sheela w/o Indrajeet, Add.: Vill Dharnipur, Ranipur, Mehnagar, Azamgarh, Guarantors: (1) Indrajeet s/o Baijnath, Add. Ranipur, Dharnipur, Dama, Azamgarh, (2) Ramesh Chand s/o Anroop, Add. Khutwa, Mehnagar, Azamgarh BRANCH: GAURA, MEHNAGAR A/c No. 51116510035138	Details of Property in the name of Shyampyari w/o Balkishun, Area- 0.028 Kari, Title Deed No. 164, Plot No. 729/1616 Situated at Vill / Mauza- Gaura, Pargana- Bela Daulatabad, Tehsil- Mehnagar, Distt- Azamgarh, Boundaries: North- Road Binda Bazar to Mehnagar, South- Land of Janardan Singh, East- Chak Road, West- Land of Amarnath & Vishwanath	15.07.2016 16.11.2017 Symbolic Possession	RS- 2,85,118/++ INTEREST SINCE 30.06.2016 + OTHER EXPENSES	7,34,400/- 73,440/-
8.	Borrower: Bablu Cold Drinks, Prop: Mr. Raeesah Ahamad s/o Abdul Kayum, Add.: Vill. Jhontpur, Post-Panail Sub district- Ghosi, District- Mau Guarantors: (1) Mrs. Maimun nisha w/o Abdul kayum, Add.: Vill.Jhontpur, Post- Panail Sub district- Ghosi, District- Mau, (2) Mr. Jakir Husain s/o Abdul Majid, Add.: Vill. Jhontpur, Post- Panail Sub district- Ghosi, District- Mau BRANCH:AMLA, A/cNo. 515025010015190	Property- Khata no. 128, Gata no. 31, Area of Plot- 0.062 Hect Situated at Mauza- Jhontpur, Dist.- Mau Owner:- Mrs. Maimun nisha w/o Abdul kayum, Village- Jhontpur Post-Panail Sub district- Ghosi, District- Mau Boundries: North- Land of Umesh Gupta, South- Road, East- Ahata of Maimun nisha, West- Land of Ramvilas chauhan	26.04.2023 21.08.2023 Symbolic Possession	RS- 12,94,097/- + INTEREST SINCE 07.04.2023 + OTHER EXPENSES	32,74,020/- 3,27,402/-
9.	Borrower: M/S ARADHANA TRADERS, PROP: Mr. RAHUL S/O RAMJI THATHER, Add-Vill: Maurbhoj, Post: Maurbhoj Jamalmirzapur, Tehsil: Ghosi, Dist. Mau GUARANTORS : (1) RAJMANI W/O RAMJI THATHER VILL- Maurbhoj, Post: Maurbhoj Jamalmirzapur, Tehsil: Ghosi DISTT Mau, PIN: 275105, (2) ARVIND KUMAR S/O DEVNATH Vill - Maurbhoj, Post: Maurbhoj Jamalmirzapur, Tehsil: Ghosi, DISTT- Mau, PIN: 275105 BRANCH: GHOSI, A/C no. 515235010060313	Properties Area- 32.77 Kari, Plot no - 204 KH Situated at Vill: Maurbhoj, Tehsil: Ghosi, Dist. - Mau Owner:- Mrs. Rajmani w/o Mr. Ramji, Add- Maurbhoj, Post: Maurbhoj Jamalmirzapur, Tehsil: Ghosi Dist. Mau BOUNDRIES: North- Way, South- Sahan & House Of Mr Indrapal SINGH East- Way, West- House Of Rajmani	15.10.2022 30.12.2022 Symbolic Possession	RS- 14,54,644 + INTEREST SINCE 28.09.2022 + OTHER EXPENSES	19,66,680/- 1,96,668/-

Terms and Conditions of Sale - 1. Interested bidders have to submit their tender in a sealed cover (on which the bid serial number and date of publication are mentioned). 2. The tenderer should attach 10% of the reserve price (EMD) in advance by banker's check by demand draft drawn in favor of the authorized Baroda U.P. Bank along with the tender letter. The earnest money of unsuccessful bidders will be returned within one week without interest, after declaring the successful bidder with the highest auction amount (which is not less than the reserve price). 3. The tenderer will have to deposit 25% (Including EMD) of the tender amount within the 24 hrs. through Transfer and pay the balance 75% of the purchase amount to them within 15 days from the date of confirmation of acceptance for sale. If the successful tenderer fails to deposit the balance amount within the stipulated period, then all the amount deposited by him will be forfeited. 4. The Authorized Officer has the right to accept / reject / postpone / cancel the highest / all tender without assigning any reason or prior notice. The Authorized Officer may extend the date of auction. 5. The Authorized Officer will not be responsible for any charge, lien, encumbrance, property tax, government dues, others in connection with the sale property. The Authorized Officer will not be liable for any third / third party claims and liabilities of the Property. 6. The property shall not be sold below its reserve price. The successful tenderer will bear all the stamp, registration fees etc. on his own. 7. If two or more tenders are received for same amount, the Authorized Officer will have the right to get the bidding again done between them. 8. Tender / sale will be subject to confirmation by the Bank. The property will be auctioned on "AS IS WHERE IS" "AS IS WHAT IS" AND "WHATEVER THERE IS". 9. If any borrower/guarantors/mortgagors makes full payment of the amount due to the bank before the date of auction, then the auction of his property will be stopped. Thus the Security Interest Enforcement Rules, 2002 {By the Security Interest (Enforcement) Amendment Rules. 2002} (2002) Under sub-section (8) of section 13, all opportunities are available to discharge the mortgaged security asset in case the borrower/guarantor/mortgagor has paid the full amount due to the bank before the date of auction. 10. It is the responsibility of the tenderers to inspect the properties and satisfy themselves completely before participating in the auction. For inspection of properties, the concerned branch can be contacted on any working day from 02.00 pm to 05.00 pm by taking time in advance. 11. This SALE Notice is for the Borrower(s)/Guarantor(s)/Mortgagor(s) in particular and for the public in general. 12. Detailed information/details are available on the Bank's website <https://www.barodagraminbank.com/sarfaesinotice.php>.

30 days statutory notice for sale under SARFAESI Act 2002

Notice is given to the above borrower/guarantors/mortgagor(s)/legal heirs to pay the above amount to the bank before the date of auction, failing which the mortgaged property will be auctioned on the due date and balance outstanding. Amount, if any, will be recovered from you along with interest and cost.

Note: The publication has been done carefully. In case of any error, the concerned branch can be contacted.