



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)/Mortgagor(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 **07.06.2023** at Baroda U.P. Bank, Regional Office, Ayodhya. BID will be opened on **08.06.2023**, 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 b) Possession Notice c) Dues Amount	a) Reserve Price b) EMD amount c) Type of Possession
1.	Branch : Bandipur Mob. 7839884283 Borrower - M/s Sri Rajdeo Singh Educational and welfare society Unit Ram Baksh Singh Smarak Mahavidhyalay Manager Arima Yadav President Sri Rajdeo Singh Vice President Sri Subhash Chandra Yadav Guarantor (s) : (1) Sri Anjani Kumar Shukla S/o Sri Rama Shankar Vill. & Post Bichaila, Ambedkarnagar (2) Sri Harish Kumar Singh S/o Sri Prem Nath, E 51, Rohini Colony, Sanabganj, Faizabad (3) Sri Virendra Bahadur Singh Sri Ram Kaval Singh, Sakra Dakshin Ambedkarnagar (4) Smt Sharda Singh W/o Late Sri Prem Nath, E/51, Rohani Colony, Sahabganj, Faizabad (5) Sri Satish Kumar Singh S/o Sri Prem Nath, E51, Rohini Colony, Faizabad	(1) Property mortgaged Plot no. 265M, 276 & 260 respectively purchased via registered Sale deed No. 2067/2012 dated 18.07.2012, admeasuring-0.0760 Hect. & 1017/2012 dated 12.04.2012 (Gata No. 260-admeasuring 0.0760 Hect. & Gata No. 276-admeasuring 0.9870 Hect.) Situated at Vill.- Sakra Dakshin, Pergana - Surhurpur, Tehsil - Jalalpur, Distt.- Ambedkarnagar. Boundaries: Plot No 265 As per Deed : East-Plot of Virendra bahadur and others, West-Plot of Jagdish Singh and others.North-Plot of Virendra bahadur, South- Plot of Ram Baksh Singh Smarak Mahavidhyalay, Boundaries: Plot No 276 & 260 As per Deed : East-Plot of Ram Nawal Singh, West - Chak Marg Kachha and after that Plot Jagdish Singh, North- Plot of Ram Nawal Singh, South-Chak Marg Kachha and after that Plot Ram Chet and other. (2) Property mortgaged Plot no. 1163 respectively purchased via registered Sal deed No. 6805 dated 6.9.2007 Situated at Vill.- kanausi, Ward - kesari khera, Post - Manak Nagar, Distt Lucknow.Total Area-1701.25 Sq.Ft. Boundaries: As per Deed : East-Arazi Digar, West-Land of Krishna, North-Rasta 10 Ft. Wide, South-House of Sarvesh and Sunil OWNER : Late Maina Tripathi W/o Late Ramakant Tripathi Legal Heirs : Pawanjay Tripathi (3) Property mortgaged House No EWS-51 respectively purchased via registered Sale deed No. 5334 dated 31.12.2008 Situated at Mujha.- Rohini Awasiya Yojana, Pergana - Haweli Awadh, Tahsil-Sadar, Distt.- Ayodhya. Total Area-53.10 Sq.Mt. Boundaries: As per Deed & Site East- 4.5 Meter Road North, Rasta 10 Ft. Wide West-Others Land.South-House of No E-50	a) 16/10/2019 b) 22/12/2020 Paper Publication of possession Notices 27/12/2020 c) Rs.63,78,979/- + int. charged from 16/10/2019 + other Charges	Rs. 1,03,82,000.00 Rs. 10,38,200.00 Symbolic Rs.63,78,979/- + int. charged from 16/10/2019 + other Charges Rs. 24,26,000.00 Rs. 02,42,600.00 Symbolic Rs. 20,93,000.00 Rs. 02,09,300.00 Symbolic
2.	Branch : Akbarpur Mob. 7839884272 Borrower - M/s Verma Oil Mill Prop. Mr. Shailendra Verma S/o Mr. Rajit ram verma, Address-Karmulha, Post-Jamunipur, Distt. Ambedkar nagar	Mortgaged properties/land house Sale Deed no.1335,dated-25.07.2005, situated in vill.lbrhimpur,Kushma, Pergana & Tehsil Tanda, Dist.-Ambedkarnagar, Area-190.50 Sq.M Property owner Mr. Parmatma ram verma s/o Mr. Ram guni verma. Boundaries: (as per deed) East : House of Ram Vichar West :Rasta & after that house of Parmatam ram North-House of Parmatam ram, South-House of Palttu Dhobi Owner : Shri Parmatma Ram Verma S/o Shri Ram Guni Verma	a) 30/08/2018 b) 02/01/2019 c) Rs.8,29,474.00 + int. charged from 16/10/2019 + other Charges	Rs. 11,46,000.00 Rs. 01,14,600.00 Symbolic
3.	Branch : Kuchera Bazar Mob. 7839884323 Borrower - M/s Satish Cloth & Readymade Store, Prop. Mr. Amrish Kumar S/o Ram Prakash R/O Vill. Kuchera Bajar, PO. Kuchera, Distt. Faizabad 2. Mr. Amrish Kumar S/o Ram Prakash R/O Vill. Kuchera Bajar, PO. Kuchera, Distt. Faizabad Guarantors : 1. Sri Brajesh Kumar S/o bhagwati Prasad R/o Vill. & Po. Kuchera Bazar, Faizabad 2. Smt. Krishna Kaushal W/o Ram Prakash R/o Vill. & Po. Kuchera Bazar, Faizabad	Details of Mortgaged Land Plot No.790 /House No. 51/3A/1 Abadi Situated at Vill. Kuchera Per. Paschim rath, The. Milkipur, Faizabad Area 988.46 Sq. Meter Boundary of the property -East: House of Ramji, West: House of Shaktidhar, North: Barren Land there after Road, South: House of Deo Narain Owner : Amrish Kumar S/o Ram Prakash	a) 30/09/2016 b) 11/07/2017 Paper Publication of possession Notices 16/07/2017 c) Rs. 5,41,060.00 + int. charged from 01/10/2016 + other Charges	Rs. 17,14,844.00 Rs. 1,71,500.00 Symbolic
4.	Branch : ETC Masodha Mob. 7839884296 Borrower - M/s Balaji Traders (Prop. Sushil Kumar Jaiswal, Add. : 9/12/77, Fatehganj, Distt. Ayodhya Guarantor : 1. Mr. Pankaj Jaiswal S/o Jagat Narayan at 1033, Deokali Road, Fatehganj, Faizabad, Dist. Ayodhya 2. Mr. Santosh Kumari W/o Ram Dayal Jaiswal at 47, Sahabganj Station Road, Baragawan, Gonda	Property mortgaged of Plot No. 1657,1658,1655 Sale deed No. 184, date. 03.02.1972, Mortgage Area-240 sqft. & Current Area 100 sqft. Situated at Vill. Fatehganj, Post-Rikabganj, Pargana-Haweli Awadh, Tehsil-Sadar, Distt. Ayodhya Boundaries (As per deed) East : Rest house of Ram Dayal, West : Rest house of above house, North : Gali & Nazul land, South : Road. Owner-Santosh Kumari	a) 06/10/2022 b) 16/01/2023 Paper Publication of possession Notices 21/01/2023 c) Rs. 8,12,885.00 + int. charged from 01/08/2022 + other Charges	Rs. 4,88,250.00 Rs. 49,000.00 Symbolic
5.	Branch : Chauhara, Shahpur Mob. 7839884289 Borrower- 1. M/s Yadav Automobiles Prop. Rakesh Yadav S/O Mahadev Yadav, Vill & Post-Dhanukara, Distt. Ambedkar Nagar 2. Rakesh Yadav S/O Mahadev Yadav, Vill & Post-Dhanukara, Distt. - Ambedkar Nagar Guarantors : 1. Ram Phool S/o Dodai Vill- Isauri Nasirpur Post: Chauhara Ghat, Distt.-Ambedkar Nagar 2. Ram Kirat Verma S/o Brahmadeen Verma Vill- Bahrapur Post: Ram NagaDistt. - Ambedkar Nagar, 3. Phool Chandra Bharti S/o Ram Achal Bharti Vill. & Post. Sarawan, Distt.-Ambedkar Nagar	House/ Plot No. 431M, Sale Deed No. 836/2005, Date-27.05.2005, Area 152.28 Sqmt. Situated in Vill- Bahrapur, Pergana- Birhar, Tehsil- Alapur Distt.-Ambedkar Nagar Boundary of the Property- East: Abadi Land & Land of Anoop Kumar & Others, West: Chak Marg & after that plot of Bijai & others, North: Abadi land of Puranmasi Yadav & Others, South: Rest Portion of Plot No. 431 Owner : Shri Ram Kirat S/o Shri Brahmadeen Verma	a) 12/08/2016 b) 15/06/2017 Paper Publication of possession Notices 19/06/2017 c) Rs. 3,82,234.00 + int. charged from 12/08/2016 + other Charges	Rs. 13,89,000.00 Rs. 1,39,000.00 Symbolic
6.	Branch : Chauhara, Shahpur Mob. 7839884289 Borrower- M/s, Shiva Tent House Pro. Mr. Prahlad Vishwakarma, R/O Ashrafabad, Post -Viawal, Dist.- Ambedkar Nagar Guarantors : 1. Ajay Kumar Dubey S/o Krishnanand Dubey Vill: Sipah, Post: Ram Nagar, Distt.-Ambedkar Nagar 2. Shamsher Yadav S/o Siddhu Vill: Mahmaddpur Chak Fareedpur, Post Lakhimpur, Distt. Ambedkar Nagar	Property Mortgaged of Plot No. 402 M, Sale Dedd No. 1664/2010, Date 08/07/2010, Area -0.0092 Hec. Situated at Vill Sipah Post -Ram Nagar, Parana - Birhar Tehsil Alapur Dist Ambedkar, As Per Deed Boundaries : East - Plot of Ram Kishun West-Talab, North-Road, South - Plot of Om Prakash Owner: Ajay Kumar S/o Krishnanand	a) 12/08/2016 b) 15/06/2017 c) Rs. 6,31,626.00 + int. charged from 12/08/2016 + other Charges	Rs. 13,68,000.00 Rs. 1,37,000.00 Symbolic
7.	Branch : ETC Masodha Mob. 7839884296 Borrower- M/s Ravindra Srivastava Prop. Mr. Ravindra Srivastava R/O 5/19/155, Sahabganj, Faizabad, Distt- Ayodhya Guarantors : 1. Smt. Neeta Srivastava W/o Ravindra Kumar Srivastava Sahabganj, Distt.-Ayodhya 2. Mr. Subhash Chandra Srivastava S/o Late Harishchandra Srivastava 5/8/155/, Devkali. Distt.-Ayodhya	Property mortgaged of Plot No. 389, Sale deed No.4121, date 24-07- 1991, Area- 1361 sq.ft. Situated at Village- Deokali Post-deokali, Pargana-Haveli awadh, Tehsil-sadar, Distt- Ayodhya Boundaries: (As per deed) East: Land of rajendra, West: Rest land of vendor, North: Land of Bhagoti Tiwari, South: Shivala Owner : Neeta Srivastava	a) 12/04/2021 b) 03/09/2021 c) Rs. 19,13,253.28 + int. charged from 31/03/2021 + other Charges	Rs. 24,65,100.00 Rs. 2,50,000.00 Symbolic
8.	Branch : Zila Panchayat Mob. 7839884371 Borrower- 1. M/s Suraj Jewellers Prop. Mr. Mahendra Kumar Soni Address-H.No. 6/2/50 C, Mohalla Kaithana, Teri Bazar, Distt.- Ayodhya 2. Mr. Mahendra Kumar Soni S/o Mr. Sural Kumar Soni, Address- H.No. 6/2/50 C, Mohalla Kaithana, Teri Bazar, Distt., -Ayodhya Guarantors : 1. Mr. Chandra Bhushan Narayan Chaudhary S/o Mr. Ram Narayan Chaudhary, Address-H.No. 189, Mohalla Raiganj, Distt.-Ayodhya 2. Mr. Shailendra Kumar Soni S/o Mr. Harbhagwan Sonl, Address- H.No. 8/4/152/1 Mohalla Jharkhandi, Dist.-Ayodhya	Property mortgaged of Plot No.46/1, H.N.-6/2/50C Sale deed No. S890/06 date. 26.12.2006 Area- 62.73 sq. mt. Situated at Mohalla-Kaithana Tedi Bazar, Ayodhya Pargana-HAVELI AWADH Tehsil-Sadar Distt- Ayodhya , in the name of Mr. Mahendra Kumar Soni S/o Mr. Sural Kumar Soni, Boundaries as per dead- East: House of Suraj Lal, West: Hata Savitri Devi, North: Khadanja Rasta. South: Plot of Ram Naraya	a) 02/08/2022 b) 21/11/2022 Paper Publication of possession Notices 26/11/2022 c) Rs. 4,33,868.00 + int. charged from 01/08/2022 + other Charges	Rs. 11,71,575.00 Rs. 1,17,200.00 Symbolic

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 Bidder & rest EMD of unsuccessful Bidders 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