



बड़ौदा यू.पी. बैंक
Baroda U.P. Bank

Regional Office, Baldeo Niwas Compound,
Reedganj, Faizabad-224001
Phone No.: 05278 244032 Fax No.: 05278 241706

**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 (hereinafter 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 on the date as mentioned 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 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 27.05.2022 at **Baroda U.P. Bank, Regional Office, Baldeo Niwas Compound, Reedganj, Faizabad.** BID will be opened on 30.05.2022.

| Sl. No. | Name of Borrowers/ Morgagor | Detail of Property/ Name of the Owner | Demand Notice Date/ Possession Date/ Possession Type | Due amount (Rs.) | Reserve Price (INR) |
|----------------------------------------------------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------|
| | | | | | EMD |
| Branch: RBN Gosaiganj, Mob.: 7839884357 | | | | | |
| 1. | Mr. Pawan Kumar Prajapati S/o Mr. Khaderu Prajapati | Equitable mortgage of Property/land Plot No. 279, Sale deed No. 3832, date.19.09.2005, Area- 412.5 Sq.Ft. Situated at Village- Ankaripur, Mohalla-Katara, Pargana-Amsin, Tehsil-Sadar, Distt- Ayodhya. Owner- Smt. Subhawati Devi W/o Mr. Khaderu Prajapati Boundaries: (As per deed) East: Boundary of Post Office, West: Kharanja & House of Baksullah onward, North: House of Amar Nath, South: House of Jeewan Lal | 30.09.2021 | Rs. 5,19,130/- +Unapplied Interest from 13.09.2021 & other expenses (Less the amount deposited after demand notice) | 12,96,000.00 |
| | | | 17.12.2021 Symbolic Possession | | 1,29,600.00 |
| Branch: Katkanoorpur Kala, Mob.: 7839884313 | | | | | |
| 2. | M/s Manas Industries Prop Mr.Amar Shukla | Equitable mortgage of Property/land Plot No. 3187, Sale deed No. 2424/2012, Date 06.09.2012, Area: 2070 Sqft situated at Village-Bhiyawan, Post- Rafiganj, Pargana- Surhurpur, Tehsil- Jalalpur, Distt- Ambedkarnagar Owner: Shri Ram Naval S/o Shri Shri Nath, Legal Heirs: Mr. Amar Shukla S/o Dayaram Shukla Boundaries: (As per deed) East: Plot of Ram Naval, West: Plot of Surya Narayan, North: Plot of Surya Narayan, South: Chak Road. | 15.11.2021 | Rs. 7,68,333/- +Unapplied Interest from 31.10.2021 & other expenses (Less the amount deposited after demand notice) | 19,10,800.00 |
| | | | 20.01.2022 Symbolic Possession | | 1,91,080.00 |
| Branch: Mumtaz Nagar , Mob.: 7839884339 | | | | | |
| 3. | M/s Raj Food Products Prop. Mr. Raj Karan | Equitable mortgage of Property/land Plot No. 336, Sale deed No. 1463/12, date.31.08.2012, Area-560 Sq.Ft. Situated at Village- Gauhaniya, Pargana- Mangalsi, Tehsil- Sohawal, Distt- Ayodhya. Owner - Mrs. Phoolmati W/o Mr. Jag Prasad Boundaries: (As per deed) East: Plot of Satya Narayan, West: House of Seller, North: Khet of Seller, South: Road Sohawal to Masaudha | 15.09.2021 | Rs. 1,62,980/- +Unapplied Interest from 31.07.2021 & other expenses (Less the amount deposited after demand notice) | 2,82,600.00 |
| | | | 16.12.2021 Symbolic Possession | | 28,260.00 |
| Branch: Naseerpur , Mob.: 7839884342 | | | | | |
| 4. | M/s Sujit Kumar Prop Mr. Sujit Kumar | Equitable mortgage of Property/land Plot No. 348, Sale deed No. 3069/1994, date.25.11.1994, Area-0.054 Hect. Situated at Village-Gopipur, Post- Subhakarapur, Pargana-Akbarpur ,Tehsil- Bhati, Distt- Ambedkarnagar. Owner- Sh. Ram Janki S/o Sh. Mata Badal Boundaries: (As per deed) East: Plot of Kauleshar, West: Chak road, North: Plot of Radheshyam, South: Plot of Malhu | 18.09.2021 | Rs. 5,16,645.31 +Unapplied Interest from 31.03.2021 & other expenses (Less the amount deposited after demand notice) | 21,47,950.00 |
| | | | 16.12.2021 Symbolic Possession | | 2,14,795.00 |

Contact No.: 9991259049

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 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 & rest EMD of unsuccessful Bidder will be refunded without interest within a week. 3. Successful Bidder will have to deposit 15% of the BID amount (excluding EMD) on 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 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 would not be held liable for any type of 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 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 at 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>

30 Days notice to Sale under SARFAESI Act 2002

Notice is hereby given to Borrower(s)/Guarantor(s)/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.

Date : 28.04.2022

Place: Ayodhya

Authorized Officer : Baroda UP Bank, Faizabad/ Ayodhya