

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 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 20.12.2021 at **Baroda U.P. Bank, Regional Office, Baldeo Niwas Compound, Reedganj, Faizabad.** BID will be opened on 21.12.2021.

Sl. No.	Name of Borrowers	Details of Property/ Name of the Owner/Mortgagor	Demand Notice Date/ Possession Date/ Possession Type	Due Amount (Rs.)	Reserve Price (INR)
					EMD
Branch : RBN Gosaiganj, Mob.: 8874206429					
1.	M/s Mehboob Traders Prop. Mr. Tanveer Ahmad & Mr. Tanveer Ahmad S/o Mr. Shakeel Ahmad	Property mortgaged Plot No. 1260/1, Ram Nagar Mishrauli, Pargana-Amsin, Tehsil- Sadar, Dist- Ayodhya, in the name of Mr. Shakeel Ahmad S/o Mr. Abdul Qayum, Area- 0-9-15 (Nine Biswa Fifteen Dhur) or 12320 Sq feet, Boundaries: East: Field of Feru, West: Field of Taramati & Phoolchand, North: Field of Suleman, South: Field of Sagarati	08.04.2021	Rs. 14,36,074/- + Interest charged from 01.04.2021 + other Charges	22,52,700.00
			02.09.2021 Symbolic Possession		2,25,270.00
2.	Mr. Satyvrat Singh S/o Satya Narayan Singh & Mr. Sant Kumar Singh S/o Mr. Sabhajeet Singh	Property equitable mortgaged land/Plot No. 794ka through deposit of registered deed no. 322/09 Vill- Kazipur Gadar, Pargana- Amsin, Tehsil- Sadar, Dist- Faizabad/Ayodhya. Area- 380 Sq mtr In the name of Mr. Satyvrat Singh S/o Satya Narayan Singh & Mr. Sant Kumar Singh S/o Mr. Sabhajeet Singh & Mr. Hari Charan S/o Banshi Pasi, Boundaries as per Deed: East: Plot of Satyvarat Singh & Others, West: Plot of Mewa Lal, North: Plot of Mewa Lal, South: Plot of Shri Satyvrat Singh, Sant Kumar Singh & Hari Charan	25.11.2019	Rs. 10,36,872.66/- + Interest charged from 25.11.2019 + other Charges	34,81,200.00
			25.09.2020 Symbolic Possession		3,48,120.00
			25.11.2019		Rs. 14,15,181.85/- + Interest charged from 25.11.2019 + other Charges
25.09.2020 Symbolic Possession	2,46,690.00				
Branch : Bakerganj, Mob.: 8874206419					
3.	M/s Laxmi Traders Prop. Manoj Kumar Gupta & Mr. Manoj Kumar Gupta S/o Ramji Gupta	Property mortgaged House No. 261 Registered Sale Deed No. 1533 dated 23.02.2016, Vill- Maya Bhikhi, Pargana- Amsin & Tehsil- Sadar, Distt. - Faizabad (Ayodhya), In the name of Ramji Gupta S/o Late Ayodhya Prasad Gupta, Area: 1178 Sqft, Boundaries as per Deed: East: CC Road 10 ft, West: Gaddha and Abadi, North: House of AhmadAli, South: Ghoor Gaddha Boundaries as per Site: East: CC Road 10 ft, West: Gaddha and Abadi, North: Gaddha and Abadi, South: House of Ahmed Ali	12.04.2021	Rs. 11,15,478/- + Interest charged from 08.04.2021 + other Charges	10,09,954.00
			02.09.2021 Symbolic Possession		1,00,995.00
Branch : Mau Shivala, Mob.: 8874209578					
4.	Mr. Sajal Kumar Srivastav S/o Late Mr. Badrish Kumar Srivastav	Property mortgaged Plot no. 323 (BNP), registered Sale Deed no. 1825 dated 05.03.2016 Vill. Usaroo, Pergana- Haweli Avadh, Tehsil Sadar, Distt- Ayodhya, In the name of Mr. Sajal Kumar Srivastava S/o Late Mr. Badrish Kumar Srivastav, Area: 1020.75 sqft, Boundaries as per Deed: East: Plot Kamlesh Kumar, West: Plot Malik Chandra Srivastav, North: Rasta Kachha 8 ft, South: House of Kamlesh Kumar	03.10.2019	Rs. 11,32,718/- + Interest charged from 03.10.2019 + other Charges	11,81,778.00
			23.01.2020 Symbolic Possession		1,18,179.00
Branch : Akbarpur, Mob.: 8874206449					
5.	M/s Asarfi & Sons Prop. Mohd. Naushad Ali S/o Mr. Abdul Rahman & Mohd. Naushad Ali S/o Mr. Abdul Rahman	Equitable Mortgage of Land & Building of Plot No- Abadi, House no - 115-8, Sale deed no. 1589/2008 date 21.08.2008, situated in Mohalla Ward No. 11, Makhdoom Nagar (Rasoolpur Dargah), Post. Kichchauchha, Per- Birhar, Tehsil - Tanda, Ambedkar Nagar., Area- 161.01sq.mt. Owner - Mrs. Amina Khatoun W/O Mr. Abdul Rehman, Boundaries: East- Gali Kachchi, West- House of Ram Sahay, North- House of Ajith kumar, South - Gali & House of Jai Prakash	23.09.2019	Rs. 31,81,427/- + Interest charged from 23.09.2019 + other Charges	43,08,000.00
			19.11.2020 Symbolic Possession		4,30,800.00

Contact No. 8874207282, 8874206413

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 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 sent back without interest within a week., **3.** Successful Bidder will have to deposit 15% of the BID amount (excluding 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/cease/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 Borrowers/ Guarantor repay full dues to the bank before the Auction then the Auction will be differred. **Thus Borrowers/ Guarantors 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 2:00 pm to 5:00 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 the sale, 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 : 01.11.2021 Place: Ayodhya
Authorized Officer : Baroda UP Bank, Faizabad/ Ayodhya