



**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), Mortgagor(s) and Guarantor(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), mortgagor(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditors, the constructive/physical/symbolic Possession of which has been taken by the Authorised Officer 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 mention in the table herein below, for recovery of dues mentioned below. Notice is again hereby given to the public in general and in particular to the Borrower(s), mortgagor(s) and Guarantor(s) that the Authorized 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 06/03/2021 at **Baroda U.P. Bank, Regional Office, Baldeo Niwas Compound, Reedganj, Ayodhya(UP)**. BID will be opened on 08.03.2021.

| BID S.N. | Name of Borrower /Mortgagor | Details of Property/Name of the owner | A)Demand Notice Date<br>B)Possession Date/<br>c) Possession type.<br>Symbolic/ Physical | Due Amount (Rs.) | Reserve Price/EMD (Rs.) |
|----------|-----------------------------|---------------------------------------|---|------------------|-------------------------|
|----------|-----------------------------|---------------------------------------|---|------------------|-------------------------|

**Branch – Chirra Mohd.Pur District – Faizabad(Ayodhya)**

|                   |  |   |   |  |  |
|-------------------|--|---|---|--|--|
| FAIZA<br>BAD<br>1 | M/s Raj Building Material Prop. Mr. Manoj Kumar Singh S/O Mr. Udit Narayan Singh ( <b>Borrower</b> )<br>1. Mr. Santosh Kumar Singh S/O Mr. Udit Narayan Singh ( <b>Mortgagor</b> ) -<br>2. Mr. Balbir Singh S/O Mr. Udit Narayan Singh. ( <b>Mortgagor</b> ) | 1. Equitable mortgage land & building Plot no. 342 M, Area- 2310 Sq.Ft Sale deed No. 2306/3.12.2010 Boundaries: As per Deed, East – land vendor santosh singh , West - land vendor santosh singh, North - Plot of Kali Prasad, South – Hata hazari & Bihari Etc.<br>2. Equitable mortgage land & building Plot no. 342 M, Area- 2052 Sq.Ft, Sale deed No. 1870/8.09.2010 Boundaries: As per Deed, East – Khet Kusuma Devi, West - land vendor santosh singh, North - Plot of Kali Prasad, South – Plot Udit Narayan Singh. Both In the name of Mr. Santosh Kumar Singh S/O Mr. Udit Narayan Singh.<br>3. Equitable mortgage land & building Plot no.342 M, Area- 1057.10 Sq.Ft Sale deed No. 2366/10.12.2010 Boundaries: As per Deed, East – Plot Vendee Balbir singh, West – Plot Arvind Etc., North - Plot of Kali Prasad Etc, South – Hata hazari & Bihari Etc.<br>4. Equitable mortgage land & building Plot no. 342 M, Area- 1364 Sq.Ft, Sale deed No. 2330/8.12.2010 Boundaries: As per Deed, East – land Brother of Vendee West – Plot Arvind Etc., North - Plot of Kali Prasad Etc, South – Plot hazari Etc. Both In the name of Mr. Balbir Singh S/O Mr. Udit Narayan Singh.<br>All above mentioned properties Situated at Vill.- Hajipur SinghPur, Pergana-mangalsi, Tehsil-Sohawal, Dist. - Ayodhya. | A) 29.06.2019<br>B)23.01.2020<br>C) Symbolic Possession | 17,28,048/-<br>+Interest charged from 28.06.2019 + other Charges & Expenses. {Less the Amount deposited after demand notice} | No. 1<br><u>9,35,550.00</u><br>9,35,55.00<br>No. 2<br><u>8,30,700.00</u><br>8,30,70.00<br>No. 3<br><u>4,28,400.00</u><br>4,28,40.00<br>No. 4<br><u>5,52,600.00</u><br>5,52,60.00 |
|-------------------|--|---|---|--|--|

**Branch – ETC Mashodha, District – Faizabad (Ayodhya)**

|                   |  |   |   |  |                                    |
|-------------------|--|---|---|--|------------------------------------|
| FAIZA<br>BAD<br>2 | <b>Borrower-</b> Mr. Sajal kumar Srivastav S/O Mr. Badrish Kumar Srivastav<br><b>Mortgagor -</b> Mr. Sajal kumar Srivastav S/O Mr. Badrish Kumar Srivastav | Equitable mortgage land & building Plot No. 92, Sale Deed No. 1181/15.04.2015 Vill. -Mauja Kotsarai, Pergana-mangalsi, Tehsil-Sohawal, Dist.-Ayodhya. Area- 416.35 Sq. Mt.(4480 Sq.Ft.)<br>In the Name of Mr. Sajal kumar Srivastava S/O Mr. Badrish Kumar Srivastav <b>Boundaries: As per sale deed East-Khet of Ram Kewal , West- Plot No. 94 North- Plot of Seller South- Rasta 20' wide</b> | A) 18.05.2019<br>B)24.07.2019<br>C) Symbolic Possession | 8,95,417/-<br>+ Interest charged from 22.04.2019 + other Charges & Expenses { Less the Amount deposited after demand notice} | <u>18,14,400.00</u><br>1,81,440.00 |
|-------------------|--|---|---|--|------------------------------------|

**Branch Faizabad Main – District – Faizabad (Ayodhya)**

|                   |  |   |   |  |                                    |
|-------------------|--|---|---|--|------------------------------------|
| FAIZA<br>BAD<br>3 | <b>Borrower-</b> M/s Natural eggs farms Partners. 1 Mr. Mohd Shaique S/o Mohd. Hassan 2. Mr. Abhishek Singh S/o Mr. Upendra Pratap Singh 3. Mr. Upendra Pratap Singh S/o Udai Pal Singh<br><b>Mortgagor</b> Mrs. Sufiya Begam W/o Mr. Moh. Hassan Siddique | Equitable Mortgage land no.285 purchased via registered title deed no 3484/95,dated 9.11.95 Situated at Vill.- Deorhi Zafarudalla, Maujja- Niyawan, Pergana-haveli Avadh, Tehsil - Sadar, Distt.- faizabad/Ayodhya. Area- 5129 Sq. Ft.<br>In the name of Mrs. Sufiya Begam W/o Mr. Moh. Hassan Siddique <b>Boundaries: As per sale deed East – Gali 10Ft. wide, West- land Of Purchaser, North - Parti land Meraz elahi, South – land Of Mohd. Saleem</b> | A) 11.07.2018<br>B)22.05.2019<br>C) Symbolic Possession | 32,53,166/-<br>+ Interest charged from 11.07.2018+ other Charges & Expenses { Less the Amount deposited after demand notice} | <u>72,40,500.00</u><br>7,24,050.00 |
|-------------------|--|---|---|--|------------------------------------|

Contact No. 8874206408/8874207282

**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 "Authorized 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 25% of the BID amount (excluding EMD) at the next day in form of DD/Bankers' Cheque and rest 65 % 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. Authorized Officer reserves the right to accept/reject/cancel/suspend any BID/Highest one without intimation about any reason or prior notice. Authorized Officer reserves the right to extend the date of Sale/Auction. 5. Authorized 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 etc. 7. If it found that two or more bidders have the same Bid Amount, the Authorized 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/Mortgagor repay full dues to the bank before the Auction then the Auction will be differred. **Thus Borrower(s)/ Guarantor(s)/ mortgagor(s) 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 Borrower(s), mortgagor(s) and Guarantor(s). 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 Borrowers/ Guarantors/Legal Heirs/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 : 21.01.2021  
Place – Faizabad**

**Authorized Officer  
Baroda U.P. Bank**