



## Public Auction/Sale Notice for Immovable Assets 30 Days notice to sale under SARFAESI Act 2002

Whereas the authorized officer of Baroda U.P. Bank under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in the exercise of the powers conferred under Section 13(2) read with rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 issues demand notice to the borrowers and Authorized Officer has taken the possession of properties described herein below. Offers are invited by the Authorized officer under the said Act by holding Auction on date, place and time mentioned. Public at large and the borrower and the guarantor in general is being informed hereby that Auction under the SARFAESI Act 2002 in respect of under noted properties will be conducted for the sale on the terms and conditions specified herein stated on the basis of "AS IS WHERE IS" AND "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" at **Regional Office Baroda U.P. Bank, Padrauna.** For realization of debt/dues due to the bank. The sale be subject to the condition mentioned in the Security Interest (Enforcement) Rule 2002, and to the following further conditions.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the Authorized has decided to invite BID/Tender for the immovable property mentioned below under SARFAESI Act, 2002. So, the interested person bidders are invite to submit their BID by fulfilling all the terms and conditions mentioned below in a sealed envelope on or below. In a sealed envelope on or before dated 15.04.2025 at Baroda U.P. Bank Regional Office, Padrauna. BID will be opened on the date 16.04.2025 TIME 04:00 PM. The borrower's attention is invited to the provision of Sub Section (8) of Section 13 of the Act in respect of the time available to redeem the secured assets.

Sr. No.	Name and address of The Borrower/Guarantor/ Mortgagee	Description of Immovable property	Demand Notice Date /Possession Notice Date / Possession Type	Due Amount (Rs.)	Reserve Price & EMD
1.	M/S Maa Vijay Laxmi Traders (Prop. Vijay Kumar Pandey), Add:-Vill + Post-Madhopur Bujurg, Kushinagar, U.P. <b>Guarantor-</b> 1. Mr. Deepak Kumar Pandey S/o Shri Krishna Pandey, Add:- Vill Madhopur Bujurg, Post Madhopur Bujurg, Kushinagar. 2. Mr. Mrityunjay S/o Rajeshwar Rai Add:- Vill. Madhopur Bujurg, Post Madhopur Bujurg, Kushinagar.	Property in the name of Deepak Kumar Pandey KHATA NO. - 818 <b>Gata No. 843</b> , Area-0.027 Hectare, North-Land Of Seller, South- National Highway, East- Plot of Shri Krishna, West- Link Road, <b>Gata No. 844</b> , Area- 0.029 North- Plot of Pankaj Rai South- Land Seller, East- Plot of Jaymany, West- Link Marg.	Demand Notice Date-19.12.2024 Possession Notice Date- 19.02.2025 Possession Type- Symbolic Possession	10,76,919/- + further interest	Reserve Price- <b>36,66,000</b> EMD- <b>3,66,600/-</b>
2.	M/S P.H.H. Footwear (Prop- Safi Husain Ansari s/o Mohd. Yasin), Add- Bhatwalia No.- 2, Bhatwalia, Kushinagar, U.p. 274407. And <b>Guarantor-</b> 1. Mrs. Matijan w/o Safi Hussain Ansari (Guarantor), Add- Bhatwalia No.- 2, Bhatwalia, Kushinagar, U.p. 274407. 2. Mr. Kanahiya s/o Bhola Add- Bhatwalia No.- 2, Bhatwalia, Kushinagar, U.p. 274407.	Plot No. 544 Mi, Area 0.032 Hectare, North- Plot Of Nand Kumar & Munni, South- Plot Of Land Seller, Eat- Land Of Seller, West- Nahar	Demand Notice Date-13.01.2022 Possession Notice Date- 22.03.2022 Possession Type- Symbolic Possession	14,09,331.80 + further interest	Reserve Price- 15,20,000 EMD- 1,52,000/-
3.	Sabir Ali S/o Hukum Ali (ultra Sound Machine) Add:- Vill Padri, Post Kishundeopur, Kushinagar, U.P. <b>Guarantor-</b> 1. Mr. Amruddin Ansari S/o Alauddin Ansari Address:- Vill Padri Gargi Tikar, Post Kishundeopur, Kushinagar, U.P. 2. Mr. Jalaluddin S/o Khalil Address:- Vill Padri Gargi Tikar, Post Kishundeopur, Kushinagar, U.P.	Property Owner- Sabbir Ali, Arazi No. 377, Area 0.0240 Hectare And North- Land of Ravindra, South- Road, East- Land of Musafir, West- Land of Harun.	Demand Notice Date-13.11.2024 Possession Notice Date- 19.02.2025 Possession Type- Symbolic Possession	8,07,423/- + further interest	Reserve Price- 27,27,000 EMD- 2,72,700/-

**Terms & Conditions of Sale:-** 1. Interested bidders have to be submit their bid in sealed envelopes (Clear and readable 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 the form of DD/Bankers Cheque favouring "Authorized Officer, Baroda U.P. Bank" & payable at Padrauna, in advance along with BID. The highest BID value (should not be less then reserve price) will be considered as successful bidder and rest EMD of unsuccessful bidder/s will be refunded without interest within the week. 3. Successful bidder will have to deposit 15 % of BID amount (excluding EMD) and the rest amount will have to be paid strictly within 15 days of confirmation of sale immediately, if he fails to do so, the amount previously deposited by him will be forfeited. 4. Authorised Officer reserve the right to accept/reject/cancel/suspend any BID/Highest one without intimation about any reason or prior notice. Authorized Officer reserve the right to extend the date of Sale/Auction. 5. Authorized Officer will not be held liable for any type of charges/lien/encumbrances/taxes/Gov. dues and any party claims and due. 6. Property will not be sold on amount less than the reserve price. The successful bidder will have to entertain all the stamp duties and the registration fee at self. 7. If it is found that the two or more bidder have same BID amount, the authorized officer reserves the right to invite the fresh BID among them. 8. BID/sale will be subjected to confirmation by the Bank. Properties will be sold on "as is where is" and "as is what is basis" "whatever there is basis". 9. If any borrower/guarantor repairs full due to the bank before the auction then the auction will be differed. Thus borrowers/Guarantors have a chances to release the secured assets before the auction subject to he repays the full amount and charges due to the bank under sub section (8) of section 13 of Security Interest Enforcement Rule 2002 (By Security Interest (Enforcement) Amendment Rule, 2002). 10. This is the sole responsibility of the bidders to be satisfied and confirmed about the properties. They can visit/inspect the properties by seeking time from the respective branches on any working day from 2:00 p.m. to 5:00 p.m. 11. Notice is hereby given to the public in general and in the particular to the Borrower(s)/Guarantor(s)/Mortgagor(s) 12. For detailed terms and conditions of the sale please refer to the link provided in secured creditors website that is <https://www.barodaupbank.in/sarfaesinotice.php>. Notice is hereby given to borrower(s)/ guarantor(s)/Legal heir(s)/Mortgagor(s) 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, interests, charges and 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 the sale of the property if the value of the property is over Rs 50Lakhs.