





# BARODA U.P. BANK

Regional Office: 117/N/26, Kakadeo, Kanpur.

## SALE NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002. 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 creditor, possession of which has been taken by the Authorised Officer of Baroda U.P. Bank. Secured Creditor, will be sold on Assets's Dues/Reserve Price/ Auction date & Time. EMD are mentioned below. The details of Borrower's/Guarantor's/Secured

Sl. No.	Name & address of Borrower/s/Guarantor/s	Description of the immovable property with known encumbrances, if any	Account No. & Total Dues (Rs.)	Date & Time of Auction	Reserve Price, EMD	Status of Possession (Symbolic/Physical)	Property Inspection Date & Time
<b>SAKET NAGAR BRANCH</b>							
01	Borrowers - 1. Mr. Shyam Bihari Gupta S/o Mr. Ram Swaroop Gupta 2. Mrs. Mamta Gupta W/o Mr. Shyam Bihari Gupta R/o Flat no. 301, Premises no. 128/39A, K Block, Kidwai Nagar (Shanti Chhat Apartment/Timurthi Apartment), Kanpur Nagar. Guarantors - 1. Mr. Anshul Gupta S/o Shyam Bihari Gupta R/o Flat no. 301, Premises no. 128/39A, K Block, Kidwai Nagar (Shanti Chhat Apartment/Timurthi Apartment), Kanpur Nagar.	Residential Flat No. 04 on Ground floor, Premises No. 128/39, Block-K, Yojana No.-2, Kidwai Nagar, Kanpur Nagar. Owner of Property-Mr. Shyam Bihari Gupta S/o Late Ram Swaroop Gupta Area: 41.80 sq meter Boundaries: East: Flat no. 01 thereafter 40 feet wide road West: Premises no. 16 North: Premises no. 39 South: Flat no. 03 thereafter Premises no. 37	A/c.no. 56880400 00020 Total dues: Rs. 12,91,864.80 Interest + Legal Expenses	26.09.2024 Time: 3.00 PM	Rs. 39,76,000/- EMD- Rs. 3,97,600.00	Symbolic	24.09.2024 12.00 Noon
02	Borrower: Mr. Dev Narayan Mishra S/o Ram Narayan Mishra Address: 20-F Block, Panki, Kanpur Guarantors: Mrs. Anju Mishra w/o Mr. Dev Narayan Mishra Address: 20-F Block, Panki, Kanpur	Residential-H No. 524, Block-G, Schedule No. 40, Panki/S.S. Gangaganj, Kanpur Owner of Property-Mr. Dev Narayan Mishra Area: 33.45 sq. meter Boundaries: East: 7 meter wide road West: House no. 506 North: House no. 525 South: House no. 523	A/c.no. 568806000 00088 Total dues: Rs. 5,84,718.00 + Interest + Legal Expenses	26.09.2024 Time: 3.00 PM	Rs. 11,12,000.00 EMD- Rs. 1,11,200.00	Symbolic	24.09.2024 12.00 Noon
<b>MALL ROAD BRANCH</b>							
03	Borrowers - 1. Mr. Rajol Pasting Albums 2. Mr. Dev Narayan Mishra (Proprietor) S/o Ram Narayan Mishra Address: 20-F Block-Panki, Kanpur Guarantors - 1. Mrs. Anju Mishra W/o Dev Narayan Mishra, R/o 20-F Block, Panki, Kanpur. 2. Mr. Anil Kumar Tripathi S/o Akhilesh Tripathi R/o EWS-450, Block-L, Keshavpuram Kalyanpur, Kanpur.	Residential-House no. 86/L, First Block-J, First Yojana, Panki, Gangaganj, Kanpur. Owner of Property-Mr. Dev Narayan Mishra S/o Ram Narayan Mishra Area: 42.57 sq. meter Boundaries: East: 5 meter wide road West: KDA Land North: House no. 87 LIG South: House no. 85 LIG	A/c.no. 525904000 00111 Total dues: Rs. 9,12,747.50 + Interest + Legal Expenses	26.09.2024 Time: 3.00 PM	Rs. 18,10,000.00 EMD- Rs. 1,81,000.00	Symbolic	24.09.2024 12.00 Noon
<b>KALYANPUR BRANCH</b>							
04	Borrower: Mr. Sudheer Pathak S/o Mr. Surendra Nath Pathak R/o 85/3, Prem Nagar, Sisamau, Bada Chauraha, Kanpur Guarantor: Mr. Sanjeev Kumar Pathak S/o Mr. Surendra Nath Pathak R/o Sanjhi Chhat Apartment, Flat no. 301, 128/39A, K Block, Kidwai Nagar, Kanpur.	Flat on 3rd floor T-3, Plot no. 554, A Block, Scheme-2, Kidwai Nagar, Kanpur. Owner of Property-Mr. Sudheer Pathak Area: 96.05 sq. meter Boundaries: East: Premises no. 555 West: 24.38 mtr road North: House no. /Premises no. 3-B South: House no. /Premises 554	A/c.no. 517006000 00517 Total dues: Rs. 8,44,429.10 + Interest + Legal Expenses	26.09.2024 Time: 3.00 PM	Rs. 46,51,000.00 EMD- Rs. 4,65,100.00	Symbolic	24.09.2024 12.00 Noon
<b>YASHODA NAGAR BRANCH</b>							
05	Borrowers 1. Mr. S. Om Sai Cosmetics Proprietor: Mrs. Vijay Laxmi Gupta 2. Mrs. Vijay Laxmi Gupta W/o Mr. Mahendra Kumar R/o E-16/10, EWS, Gangapur Machhana, Yashoda Nagar, Kanpur-208011 Guarantor: Mr. Mahendra Kumar S/o Late Bindu Prasad R/o House no. E-16/10, Block-EWS, Yojana-Gangapur Machhana, Kanpur.	House No. E-16/10, Block-EWS, Yojana-Gangapur Machhana, Kanpur. Owner of property-Mr. Mahendra Kumar Area: 27.20 sq. meter Boundaries: East: 6 meter wide interlocking road West: H. no. E-16/15 North: H. no. E-16/11 of Mr. Deepak Kumar Verma South: House no. E-16/09 of Mr. Dharmendra Kumar Gautam	A/c.no. 525050000 00156 Total dues: Rs. 10,42,986.00 + Interest + Legal Expenses	26.09.2024 Time: 3.00 PM	Rs. 9,78,000.00 EMD- Rs. 97,800.00	Symbolic	24.09.2024 12.00 Noon
06	Borrowers 1. Mr. S. Goodluck Baga Proprietor: Mr. Haushad Ahmad 2. Mr. Haushad Ahmad S/o Mr. Nisar Ahmad R/o 132/126 Babupurwa, Munshpurwa, Kanpur. Guarantors: 1. Mrs. Najma w/o Mr. Mubarak, r/o Uttanpura, Bithaur, Kanpur. 2. Mr. Shahanshah S/o Mr. Nisar Ahmad, r/o Babupurwa, T.P. Nagar, Kanpur. 3. Mr. Shahid Ali S/o Mr. Nisar Ahmad, r/o 288/d Hamirpur Road, Naubasta, Kanpur. 4. Shamsad Ahmad S/o Mr. Nisar Ahmad, r/o 35/12 Meerpur Cant, Kanpur. 5. Mrs. Afsana S/o Mr. Nisar Ahmad, r/o 6. Mrs. Farzana S/o Mr. Nisar Ahmad both r/o 132/126 Babupurwa, T.P. Nagar, Kanpur.	House No. 132/126 Babupurwa, Kanpur. Owner of property-Mr. Haushad Ahmad, Mohd. Shanshah both S/o Mr. Nisar Ahmad, Mrs. Farzana Bano, Mrs. Afsana Begum both d/o Mr. Nisar Ahmad Area: 64.58 sq. meter Boundaries: East: Road West: House of Mannilal North: House No. 132/124 South: Gali thereafter field	A/c.no. 525050000 00183 52506000 00625 52506000 00871 Total dues: Rs. 22,48,808.56 + Interest + Legal Expenses	26.09.2024 Time: 3.00 PM	Rs. 32,77,000.00 EMD- Rs. 3,27,700.00	Symbolic	24.09.2024 12.00 Noon
<b>SANIGAWAN/SAKET NAGAR BRANCH</b>							
07	Borrowers :1. Mrs Mamta Bangles Store Proprietor-Mr. Satya Narain Jangam 2. Mr. Satya Narayan Jangam S/o Mr. Hukam Chandra Jangam 3. Mr. Yegesh Jangam S/o Mr. Satya Narain Jangam R/o: 8/150 A, Arya Nagar, Kanpur. Guarantors: 1. Mr. Mahesh Kumar Jangam S/o Hukam Chandra Jangam r/o 112/263 Benahabat, Kanpur 2. Mrs. Asha Chaudhari w/o Vijay Chaudhary, r/o 01/04 Purana Benahabat, Kanpur. 3. Mrs. Jareena Khaloon W/o Manoj Ahmad, R/o 12/263 Swaroop Nagar, Kanpur.	Ground floor of House No. 8/150 A, Arya Nagar, Kanpur. Owner of property-Mr. Satya Narain Jangam S/o Mr. Hukam Chandra Jangam Area: 38.99 sq. meter Boundaries: East: 10 feet wide road West: House no. 8/150 North: Part of House no. 8/150 A then passage and stairs & 40 ft. wide road South: Part of House no. 8/150 A	A/c.no. 572806000 00645 568805000 00012 Total dues: Rs. 33,24,941.80 + Interest + Legal Expenses	26.09.2024 Time: 3.00 PM	Rs. 54,41,000.00 EMD- Rs. 5,44,100.00	Symbolic	24.09.2024 12.00 Noon

1. For participation in the auction by inviting tenders in sealed cover, the intending bidders will have to submit their offer along with details of deposit of earnest money on date of the auction between 11.00 A.M. to 2.00 P.M. and the same will be opened at 3PM, on the same day by the Authorised Officer at our Regional Office. 2. Earnest money 10% of the Reserve Price of the property will be accepted through NEFT/DD (payable at Kanpur)/Cash (with KYC) in our A/c no. 5671020000290, A/c Name-R.O. Sundry SARFAESI, Reserve Price of the property will be accepted through NEFT/DD (payable at Kanpur)/Cash (with KYC) in our A/c no. 5671020000290, A/c Name-R.O. Sundry SARFAESI. 3. The successful IFSC: BARB00BGPX. The earnest money deposited shall not bear any interest. EMD amount of the unsuccessful bidders shall be returned without interest. 4. Payment to be made in form of cash or banker's cheque/DD drawn in favour of Authorised Officer Baroda U.P. Bank, payable at Kanpur, and in the event of default in the deposit of the above said 25% (including EMD) or the amount of the sale price, the earnest deposit shall be forfeited. 5. The balance amount of the purchase price shall be paid by the bidder/purchaser to the Authorised Officer on or before thirty day of confirmation of sale of the immovable property. However in default of payment of the balance amount as aforesaid, the deposit already made shall be forfeited and the property shall be resold, and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold. 6. The successful bidder/purchaser will be entitled. The Sale Certificate will be issued only in the name of the successful bidder. 7. The Authorised Officer will be at liberty to amend/modify/supersede any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and other laws for the time being in force. 8. The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by DRT/DAT/High Court or any other court. 9. The intending purchaser can inspect the property on date & time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Baroda U.P. Bank branch during office hours prior at least two days before auction date. 10. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding encumbrances and claims/rights/dues/charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The auction advertisement does not constitute and will not be deemed to constitute any commitment or representation of the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party encumbrances/claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the bid. 11. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/Secured Creditor shall not be responsible for any dues like outstanding water/service charges, electricity dues, etc. in respect of the property offered for sale. The Municipal Corporation/ local authority/ Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates. 12. The sale is subject to confirmation by the Secured Creditor Bank. 13. The properties are in Symbolic Possession and the bidder(s) is purchasing the property in symbolic possession at his own risk & responsibility. 14. Bank will hand over the possession of the property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank. 15. Bank will not be responsible or duty bound for handing over of physical possession. 16. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money. 17. Successful Auction Purchaser has to submit the Declaration Cum Undertaking confirming the above terms & condition (point 13-16) immediately after the Auction. 18. Subsequent to sale if successful bidder fails to pay the Declaration Cum Undertaking, the bid EMD amount will be forfeited. 19. The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and the terms & conditions framed there under and the terms & conditions mentioned above. 20. This publication will be treated as a notice to related borrower/s or the mortgage/s, guarantor/s of the above mentioned loan accounts for 30 days to sale the property/s.