

## बड़ौदा यू.पी. बैंक Baroda U.P. Bank

## PUBLIC AUCTION/SALE NOTICE (for Immovable Properties)

Regional Office: Ayodhya Post- Sahabganj, Dist. - Ayodhya 224001

## PUBLIC AUCTION/SALE NOTICE FOR IMMOVABLE ASSETS

Whereas, The Authorised Officer of **Baroda U.P. Bank** under the Security Interest (Enforcement) Rules 2002, issued Demand Notices to borrowers and Authorised Officer has taken Symbolic possession of the Properties described herein below. Offers are invited by the Authorised Officer under the said Act by holding Auction on the date, place and time mentioned. Public at large and borrowers and guarantors in general is being informed hereby that Auction under SARFAESI Act 2002 in respect of Under noted properties will be conducted for sale on the terms and conditions specified herein stated on the basis of "AS IS WHERE IS" & "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" at Regional Office **Baroda U.P. Bank, Ayodhya** For realization of debts/dues to Bank. The sale be subject to the conditions mentioned in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. 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 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 **18.03.2025** at Baroda U.P. Bank, Regional Office, Ayodhya. BID will be opened on **19.03.2025**, Time **02:00 PM to 04:00 PM till**. Sale Notice is statutory warning under rule 8(6) & 9(1) of SARFAESI Act. The borrower's attention is invited to provisions of sub section (8) of section 13 of the act in respect of time available to redeem the secured assets.

19.	debts/dues to Bank. The sale be subject to the conditions mentioned in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. 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 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 18.03.2025 at Baroda U.P. Bank, Regional Office, Ayodhya. BID will be opened on 19.03.2025, Time 02:00 PM to 04:00 PM till. Sale Notice is statutory warning under rule 8(6) & 9(1) of SARFAESI Act. The borrower's attention is invited to provisions of sub section (8) of section 13 of the act in respect of time available to redeem the secured assets.									
Sr. No.	Borrower/Guarantor	{All the part and parcel of the property consisting of } Owner of Property	a) Demand Notice b) Possession Notice c) Dues Amount	a) Reserve Price b) EMD amount c) Type of Possession	Sr. No	D. Borrower/Guarantor	Description of the Mortgage Property {All the part and parcel of the property consisting of } Owner of Property	a) Demand Notice b) Possession Notice c) Dues Amount	a) Reserve Price b) EMD amount c) Type of Possession	
	BRANCH: RBN GOSAIGANJ MOB. 9151056430						ANCH - AYODHYA			
	DisttAmbedkarnagar. <b>2. Mr. Surya Bhan Verma</b> S/o Mr. Yuvraj Verma, Address- Vill. Takiya Kaalu, Post- Mustafabad, Parg-Mijhaura, Tehsil-Bhiti, DisttAmbedkarnagar.	Sale deed No. 1032, date.30.10.2012, Area- 0.025 Hect. Out of Area 0.412 Hect, Situated at Vilage-Takiya Kaalu, Pargana-Mijhaura, Tehsil-Bhiti, Distt-Ambedkarnagar  Boundaries (As per deed): East: Kharanjha Road thereafter Field of Khushi Ram & Others, West: Field of First Party, North: Field of First Party, South: Field of First Party Owner -Smt. Usha Devi W/o Mr. Uday	b) 02.09.2021 paper publication of Possession Notice 04.09.2021 c) Rs. 05,74,742.00 + int. charged from 12.04.2021 + other Charges	Rs. 15,42,600.00 Rs. 1,54,260.00 Symbolic Possession	9.	Upadhyay W/o Kaushal Kishore Upadhyay, 6/13/61, Bara Ramana, Jamuniya Bagh Ayodhya 224001 <b>3. Amarish Kumar Shrivastav</b> S/o	No-6/13/57 New, 6/13/48 Old, Mohalla -Ramna, Pargana- Haveli Awadh, Tehsil Sadar Distt- Ayodhya, Purchased vide sale deed No-3150/15, Book No-1 Zild No-5954 Page No-387-430 dated 23.04.2015, In the name of Smt Rekha W/o Kaushal Kishor Upadhyay Area-149.70 square meter Boundaries: (As per deed)- East: Nali, West: Rasta Kharanja 16' wide, North- House of Munni Lal & Ramesh Chandra Sharma, South: House & Hata of	b) 18.06.2024 paper publication of Possession Notice 22.06.2024 c) Rs. 10,29,789.00 + int. charged from	Rs. 43,34,958.00 Rs. 4,35,495.00 Symbolic Possession	
		Equitable mortgage of Properties/land 'Plot No. 36, Sale deed No. 2012, date.22.05.2009, Area-	b) 02.09.2021	Rs. 24,84,900.00 Rs. 2,48,490.00		BRANCH : CHIRI	Surendra Prasad Mahendra  RA MOHAMMADPUR, AYODHYA			
	Verma,Address-Vill. Takiya Kaalu, Post-Mustafabad, DisttAmbedkarnagar Guarantor: 1. Smt. Shanti Devi W/o Mr. Kamala Prasad Verma, Address- Vill. Takiya Kaalu,Post- Mustafabad, Parg-Mijhaura, Tehsil-Bhiti, DisttAmbedkarnagar 2. Mr. Sandeep Kumar Verma S/o Mr. Kamala Prasadd Verma, Address- Vill. Takiya Kaalu Post-Mustafabad, Parg-Mijhaura, Tehsil-Bhiti, DisttAmbedkarnagar. 3. Mr. Jay Prakash Verma S/o Mr. Ram Fool Verma, Address- Vill. Takiya Kaalu, (Dullapur Post-Saya, DisttAmbedkarnagar	0.494Hect. Its ½ share i.e. 0.247 Hect.Situated at Vilage-Takiya Kaalu, Pargana-Mijhaura, Tehsil-Bhiti, Distt-Ambedkarnagar.  Boundaries (As per deed): East: Chak Road, West:Field of Ram ujagir & Ram Kewat, North: Field of Udaibhan Verma, South: Road Running Tiwaripur to Senpur Owner-Smt. Shanti Devi W/o Kamala Prasad  Property mortgaged of Plot No. 1046, Sale deed	Possession Notice 04.09.2021 c) Rs. 11,15,255.00 + int. charged from 28.02.2021 + other Charges	Symbolic Possession	10.	Borrower-(1) M/s Fatima Jewelers Prop Mr. Tauseef Ahmad Salmani, Vill Newati Tola, Raunahi, Parg- Magalsi, Tehsil- Sohwal, Distt-Ayodhya. (2) Mr. Tauseef Ahmad Salmani S/o Mr. Mohd Shareef, Vill Newati Tola, Raunahi, Parg- Magalsi, Tehsil- Sohwal, Distt-Ayodhya. Guarantor: Mod. Asraf S/o Khalil ahmad, (2) Mod. Irsad S/o Abdulrahman	Equitable mortgage of land & building house No. 131/1 purchased via sale deed no. 3219 dated 27.09.2014/	b) 23.12.2020	Rs. 25,38,900.00 Rs. 2,53,890.00 Symbolic Possession	
3.	Gupta S/o Mr. Ram Lagan Gupta R/o Bhiti Road, Katra Gosaiganj Post Gosaiganj, Distt. Ayodhya,		b) 17.06.2022	Rs. 39,600.00 Symbolic Possession		BRANCH : MOHD.	PUR HAMZA MOB. 9151056413			
	Guarantor: (1) Mrs. Meena Devi W/o Bhola Prasad Gupta R/o Bhiti Road, Katra Gosaiganj Post- Gosaiganj Distt- Ayodhya (2) Mr. Kalicharan Verma S/o Mr. Sahdev Verma R/o Bhiti Road, Katra Gosaiganj Post Gosaiganj, Distt. Ayodhya	Amsin., Tehsil-Sadar, Distt- Ayodhya. <b>Boundaries</b> (As per deed): East: Madha Nadi, West: House Of	Possession Notice 20.06.2022 c) Rs. 03,80,119.00 + int. charged from 24.12.2021 + other Charges			Borrower- M/s Laxmi Chawal Udyog Pro. Mr. Thakur Deen Maurya S/o Sobhai Add- Manguradilapo –Jalalpur DistAmbedkarnagar, Guarantor: (1) Shiv Kumar Singh S/o Ram Kanak Singh Villgayaspur, Po Kichhauchha, Tanda Dist – Ambedkarnagar (2) Jagat Narayan Yadav S/o Raja Ram Vill. Newada Khurd, Po. Surjupur Dist. Amedkar Nagar	Property mortgaged of Plot No. 442, Area-450 Sq. Feet Sale deed No. 1754 date 26-11-1997&306 date 13.03.2000 Area-Situated at Vilage-Manguradila post& tehsil jalalpurdistambedkarnagar Boundaries: (As per deed): 1754 dt. 26.11.1997 - East: Jalalpur to Baskhari Road, West: Bagh of Seller, Ijhar Ahmad & other, North-Plot of Ramlaut, Ramlaut + int. cf	b) 19.02.2021 paper publication of Possession Notice 24.02.2021 c) Rs. 07.25.048.00	Rs. 17,59,000.00 Rs. 01,76,000.00 Symbolic Possession	
	Gupta R/o Shivpuri Colony Katra Post Gosaiganj Distt Ayodhya, Guarantor: (1) Mr. Suraj Prakash Gupta S/o Mr. Ram Narayan Gupta R/o Shivpuri Colony Katra Post Gosaiganj Distt. Ayodhya, (2) Smt. Meera Gupta W/o Mr. Suraj Prakash Gupta R/o Shivpuri Colony Katra Post Gosaiganj, Distt. Ayodhya	3115., date. 16-05-1991, Area-600 SFTSituated at Village- ANKARIPUR post-Gosaiganj, Pargana-AMSIN., Tehsii-SADAR, Distt-Ayodhya Boundaries (As per deed): East: Hata Ghanshyam, West: Remaining Plot of Seller, North: Remaining Plot Of Seller. South: Road Kachcha 10 Feet Owner: Mr. Surai Prakash Gupta S/o Mr. Ram	b) 21.10.2021 paper publication of Possession Notice 25.10.2021 c) Rs. 11,80,562.00 + int. charged from 31 03 2021 + other					+ int. charged from 18.11.2019 + other Charges		
		Narayan Gupta & Smt. Meera Gupta W/o Mr. Suraj Prakash Gupta	Charges		12.		Property mortgaged of Plot No. 10, Sale deed	a) 06.11.2019	Rs. 07,92,200.00	
5.	Borrower: Mr. Ashok Kumar Urf Rajeev S/o Shri Shiv Prasad R/o Tedhiya Gali Gosaiganj Post Gosaiganj, Distt Ayodhya Guarantor :1. Mr. Babloo Sonkar S/o Heera Lal R/o Mahmadpur Gosaiganj Post Gosaiganj Distt Ayodhya 2. Mr. Arvind Kumar S/o Shri Shiv Prasad R/o Tedhiya Gosaiganj Post Gosaiganj, Distt Ayodhya	Property mortgaged of Plot No. 202, Sale deed No.3737/89., date 17/11/1989, Area-997 ½ SQFT. Situated at Mohalla Tedhiya Gosaiganj post-Gosaiganj, Pargana- Amsin, Tehsil-Sadar, Dist. Ayodhya Boundary: (As per deed)- East: Talab, West: Kachha Rasta.north: House of Shakuntala Devi South: House of Bahraichi Owner: Rajeev & Arvind U/g Shri Shiv	b) 03.06.2017	Rs. 5,06,700.00 Rs. 50,670.00		Verma Vill. & Post- Shadipur, Thana – Ibrahimpur Pragana & Tehsil – Tanda, Distt. Ambedkar Nagar Guarantor: (1) Hari Ram Verm S/o Vasudev, R/o Vill. Aliganj, Post. Shadipur Tanda Ambedkar Nagar (2) Salik Ram S/o Vanshu R/oVill	No.1928/2007, Date. 16.10.2007, Area -969 SQMT Situated at Vill. & Post- Piyarepur, Thana-Ibrahimpur, Pragana & Tehsil-Tanda, Dist- Ambedkar Nagar Boundaries (As per deed): East: Plot of Jiya Lal, West: Plot Ram Ashre, North: Plot of Kesh Pati South: Plot of Daya Ram & Others Owner: Mr. Ramjeet Verma Legal Heirs: Mrs. Suman (wife)	b) 24.11.2020 paper publication of Possession Notice 09.06.2022	Rs. 79,200.00 Symbolic Possession	
6	Borrower: Ajay Kumar Verma S/o Suryabhan Verma R/o Village	Prasad S/o Rampher  Property mortgaged of Plot No. 36, Sale deed No.	a) 25 09 2016	Rs. 13.92.300.00		BRANCH : KATKA N	OORPUR KALAN MOB. 9151056393			
	Takiya Kalu Post Mustafabad Distt Ambedkar Nagar Guarantor: 1. Mr. Suryabhan Verma S/o Yubraj Verma R/o Village Takiya Kalu Post Mustafabad Distt- Ambedkar Nagar 2. Smt. Shakuntala W/o Suryabhan Verma R/o Village Takiya Kalu, Post Mustafabad, Distt. Ambedkar Nagar  Borrower: M/s Kanchan Medical Store Prop Late Kamal Nayan	2011., date.22-05-2009, Area-0.247 Hectare Situated At Vilage- Takiya Kalu Post- Mustafabad, Pargana-Minjhaura., Tehsil-bhiti, Distt-Ambedkar Nagar. Boundary (As Per Deed): East: Chak Marg, West: Plot Of Pam Lliggir And Pamkewal, North, Plot	b) 03.06.2017 c) Rs. 8,05,316.00 + int. charged from 26.09.2016 + other Charges a) 15.01.2024	Rs. 17,80,200.00  Rs. 17,80,200.00  Rs. 17,80,000.00	13.	Bhiyawan, Post. Rafiganj, Tehsil Jalalpur, Distt. Ambedkar Nagar Guarantor- Devendra Prasad S/o Dayanand Lal, R/o Vill. Bhiyawan, Post. Rafiganj, Tehsil Jalalpur, Distt. Ambedkar Nagar	Property mortgaged of Plot No. 3187, Sale deed No. 2424/2012, date 06.09.2012, Area-2070 SQFT Situated at Vilage-Bhiyawan post- Rafiganj, Pargana-Surhurpur Tehsil- Jalalpur, Distt-Ambedkar Nagar Boundaries (As per deed)- East: Plot of Ram Naval, West: Plot of Surya Narayan North: Plot of Surya Narayan, South: Chak Road.  Owner: Dayaram Shukla & Vijay Shankar Shukla S/oLate Ram Naval	b) 20.01.2022 paper publication of Possession Notice 25.01.2022 c) Rs. 07,68,333.00 + int_charged from	Rs. 14,86,000.00 Rs. 1,48,600.00 Symbolic Possession	
	1 Kanchan Verma W/o Late Kamal Navan Verma P/o	Purchased via sale deed no 5898/2016 date   paper publication 30.07.2016 situated in vill Ankaripur Pargana Amsin   Possession Noti Distr-Ayodhya. Area: 95 Sqm In the Name of Mr.Kamal   20.04.2024   Nayan Verma Boundary: East: Land of Rakesh Singh   Rs. 12,21,833.7   West: Plot of purchaser North: land of Railway South:   + int. charged f	paper publication of	Symbolic Possession 1			(BARPUR MOB. 7839884272			
	Virendra Kumar Verma S/o Late Kamal Nayan Verma R/o Mohalla Katra Gosaiganj The- sadar Distt-Ayodhya     Shailendra Kumar Verma S/o Late Kamal Nayan Verma R/o Mohalla Katra Gosaiganj The- sadar Distt-Ayodhya     Guarantors Mr. Ashok Kumar Verma S/o Mr.Ram Abhilakh Verma Add. Vill - Manjgawan Devgiriya Post -Ankaripur Dist. Ayodhya & Mr Avinash Chandra Goswami S/o Muniram Goswami AddVill Bala Paikoli Post - Gosaiganj Dist. Ambedkar Nagar		20.04.2024 c) Rs. 12,21,833.73 + int. charged from 31.12.2023 + other Charges		14.	Borrower - M/s Verma Oil Mill Prop. Mr. Shailendra Verma S/o Mr. Rajit ram verma, Address-Karmulha, Post-Jamunipur, Distt. Ambedkar Nagar Guarantor : 1. Rajit Ram Verma S/o Haridwar Verma R/o Vill. Akbelpur, Po. Lodipur, Dist., Ambedkarnagar 2. Paramatma Ram S/of Ramguni Verma R/o Vill. Ibrahimpur, Po. Kusuma, Tanda Dist. Ambedkarnagar 3. Ramchandra Verma S/o Chhotelal, R/o Vill. Chandpur Bhatpura, Po. Katariya Yakubpur, Dist. Ambedkarnagar 4. Dharmendra Verma S/o Rajitram Verma R/o Vill. Akbelpur, Po. Lodipur, Dist. Ambedkarnagar	no.1335,dated-25.07.2005, situated in vill.lbrhimpur,Kushma, Pargana & Tehsil Tanda, DistAmbedkarnagar, Area-190.50 Sq.M Property owner Mr. Parmatma ram verma s/o Mr. Ram guni verma. Boundaries: (as per deed) East: House of Ram Vichar West:Rasta & after that house of Parmatam	a) 30/08/2018 b) 02/01/2019 c) Rs.8,29,474.00 + int. charged from 16/10/2019 + other Charges	Rs. 11,46,000.00 Rs. 01,14,600.00 Symbolic	
	E 11 1			Rs. 1,39,590.00 Symbolic Possession			NCH - SANT NAGAR	\ 0.4 0F 0004		
				Symbolic Possession	R Te G P		Mohammadpur, Post- Amaniganj, Pargana- Khandasa, Tehsil-Milkipur, Dist-Ayodhya Purchased vide sale deed No 3872/15, Book No-1 Zild No-1853 Page No 1-30 dafed 10.12.2015 in the name of Mr. Mo. Raza S/o Gulam Rasool	b) 21.08.2024	Rs. 15,75,900.00 Rs. 1,57,590.00 Symbolic Possession	
S	Station, West: Majarua Land of Baldev Prasad North: House of Purchas	er, South: Koliya 8 'wide	,				FARGANJ MOB. 9151056388			
	7. Equitable mortgage of Properties/land Plot No. 1257/2min Purchased via sale deed no 1346/1982 date 16.10.1982 situated in Viii Ankaripur Pargana Amsin Distt-Ayodhya. Area: 18.586 Sqm. In the Name of Mr.Kamal Nayan Verma Boundary: East: Road (bus Station) West: Rasta Kham Approximate 6' North: Tubal of MahadevPrasad South: Rasta Kham Approximate 6'  BRANCH: BAKER GANJ MOB. 9151056362				16.	Mr. Heerawati Mishra R/o Vill. & Post Mubarakpur Maraila, Pargana Akbarpur Tehsii-Akbarpur, bistt-Ambedkar Nagar Guarantors: (1) Deepak Mishra S/o Satya Narayan Mishra (2) Manoj Mishra S/o Satya Narayan Mishra (3) Hriday Nath Mishra S/o Ram Baran Mishra, All above R/o - Mubarak Pur Maraila Akbarpur Ambedkar Nagar	Situated at Vill. Mubarakpur Maraila Po. Lorpur, Pargana Akbarpur Tehsii-Akbarpur, Distt- Ambedkar C) Nagar, In the name of Mr. Hriday Narayan S/o Ram Baran, Vill. & Po. Mubarakpur Maraila, Pargana Akbarpur Tehsii-Akbarpur, Distt- Ambedkar Nagar Boundaries: (As per deed)-East: Gali & House of Ram Baran, Shyamlal, Devtadeen & Mukhari, West: Gali & Plot of Jagdambika Prasad & Ram Prasad onward, North: Gali & House of Devtadeen & Avtar onward, South: House of Mata Prasad and Shiv Sanakar Owner: Sri Narsingh Narayan and Hriday Narayan S/o Ram baran	b) 18.01.2023	Rs. 15,04,575.00 Rs. 01,50,500.00 Symbolic Possession	
	h W/o Chatrapal Singh Vill. Devghar Post. Devghar Ayodhya  No. 1113, date. 02-03-2007, Area-70.58 SqM Situated  b) 25.09.2020		Rs. 11,05,200.00 Rs. 01,10,500.00 Symbolic Possession	A n						
Bar	oda U.P. Bank" & payable at Ayodhya, in advance along with the BII	D. The Highest BID value (should not be less than the	e Reserve price) will be	e considered as successfu	ıl Bid	dder & rest EMD of unsuccessful Bidder/s will be refunded without in	nterest within a week 3. Successful Bidder will have	to deposit 15% of the I	BID amount (excluding	
II EM	EMD) and rest amount will have to be paid strictly within 15 days of confirmation of the sale immediately, 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 will not be held liable for any type of charges/lien/encumbrances/taxes/ Govt dues and other party claims & dues, 6. Property will not be sold on amount less than the Reserve Price. The successful Bidder will have to entertain all stamp duties & registration Fee at self. 7. If									

Baroda U.P. Bank" & payable at Ayodhya, in advance along with the BID. The Highest BID value (should not be less than the Reserve price) will be considered as successful Bidder/s will be refunded without interest within a week., 3. Successful Bidder will have to deposit 15% of the BID amount (excluding EMD) and rest amount will have to be paid strictly within 15 days of confirmation of the sale immediately, if he fails to do so, the amounts previously deposited by him will be forfeited., 4. Authorised Officer reserves the right to accept/reject/cance/suspend part of the care of Sale/Auction, 5. Authorised Officer will not be held liable for any type of charges/lien/encumbrances/taxes/ Govt dues and other party claims and other party claims and other party encumbrances/taxes/ Bidder will be sold on amount less than the Reserve price. A. Authorised Officer reserves the right to accept/reject/cances/taxes/ Govt dues and other party claims and other party will not be sold on amount less than the Reserve price. The successful Bidder will be sold on a mount less than the respective branches of sale/Auction, 5. Authorised Officer will not be sold on amount less than the Reserve price. A. Authorised Officer reserves the right to accept/reject/cances/taxes/ Govt dues and other party claims and other party claims and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on amount less than and other properties will be sold on the Blank have to be sold on the Bla