



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

Head Office: Buddha Vihar Commercial  
Yojna, Taramandal, Gorakhpur-273016

Regional Office: 2A, Gautam Nagar, I.T.I. Road, Fatehpur-212601

**Public Sale Auction  
Notice/Auction Date  
08.04.2025  
(for immovable properties)**

**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 following 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 (here in after 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 Authorized 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 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 envelope on or before **07.04.2025** at Baroda U.P. Bank, Regional Office: 24 Gautam Nagar, ITI Road, Fatehpur-212601. BID will be opened on **08.04.2025**

Name of Borrower and address	Description of Immovable Property	Demand Notice Date/ Possession Date/ Possession. Type	Due Amount (Rs.)	Reserve Price (Rs./ Earnest Money Deposit (EMD) Rs.
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<b>Account Number: 5669040000052</b>				
<b>Borrower: M/s Rudra Floor Mill Proprietor Shree Raju Lodhi, Address- Village-Kasimpur Bibihat Post-Bilanda, Fatehpur-212645 Guarantors- 1). Gajraj S/o Raja, Village-Aswar Post-Tarapur, Malwan, Fatehpur-212664 2). Shree Ramji S/o Ram Kishun, Village-Mauhari Post-Sarkandi, Fatehpur-212658</b>	Part of Arazi 347, village-Kasimpur Bibihat, Pargana, Tehsil & District Fatehpur - 212601. Area 715 square meter	<b>06.03.2017</b>	<b>Rs. 29,70130/-</b> as on 12.20.2024 +interest and other expenses	Reserve Price <b>Rs. 24,75,000/-</b> and Earnest Money Deposit, EMD <b>Rs. 2,47,500/-</b>
		<b>13.09.2024</b>		
		<b>Physical Possession</b>		

**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 Sultanpur, 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 (including 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. 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 at self. 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 Mortgagor/Borrowers/Guarantor repay full dues to the bank before the Auction then the Auction will be differred. Thus Borrowers/Guarantors Mortgagor 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 12:00 noon to 4:00 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>

**15 Days notice to Sale under SARFAESI Act 2002**

Notice is hereby given to Borrower(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.