



बड़ौदा यू.पी. बैंक Baroda U.P. Bank

**Public Auction /Sale
Notice**
(For Immovable Properties)

Sale Notice for Sale of Immovable Properties

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) and to 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)/Mortgager(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 Barrower(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 Authorized 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 Barrower(s) and Guarantor(s) that the Authorised 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 **22.10.2024** at **Baroda U.P. Bank, Regional Office, Amethi, Near Piyush Petrol Pump, Gauriganj**. BID will be opened on **23.10.2024** after 12.00 noon at **Baroda U.P. Bank, Regional Office, Amethi, Near Piyush Petrol Pump, Gauriganj**.

S N	Name of Borrower /Mortgagor	Details of Property/Name of the owner	Due Amount (Rs.) Possession type. Symbolic/ Physical	Reserve Price/EMD (Rs.)
1	Mr. Ram DarshanYadav S/O Ram Ajore Yadav, Vill- Gartholia, Gauriganj, Distt- Amethi [Branch: Shahgarh]	Plot no 1212 (new plot no 1998 after Chakbandi) area 0.0220 hec. Out of 0.1370 hec. Situated at Vill gartholiya, Dhakahan ka purwa, Post tandwa tehsil Gauriganj, Distt- Amethi. Owner: Ram Darshan Yadav s/o Ram Anjor Yadav Boundaries: North – Plot of Prithvi Pal South – Plot of Deshraj East – Garthauli barai ka purwa link road West – Plot of Ram Sundar	Rs. 3,57,084.50/- + Interest & other expenses {Rs.22,000/- deposited after Demand Notice} (Possession type- Physical)	Reserve Price Rs.11.50 Lac, EMD Rs 1.15 Lac, Amount to increase bid Rs 15,000/-.
2	M/S Mishra Furiture House, Prop: Awadesh Kumar Mishra, Vill.- Chilbili, Post- Kitiyawan, Teh : Gauriganj, Distt.: Amethi. [Branch: Kauhar]	Plot No.-596, Total Area: 400.00 Sqft. (20'X20') Vill–Chilbili, Post- Kitiyawan, Pargana: Amethi, Teh: Gauriganj, Distt.-Amethi. Owner: Subhadra Devi w/o Awadesh Kumar Mishra Boundaries: North : Agri Land of Mamta Devi South : Agri Land of Phoolkali East :Gauriganj-Mushafirkhana Road West: Agri Land of Seller(Ram Kishore)	Rs. 2,33,913.00/- + Interest & other expenses {Rs.1,13,000/- deposited after Demand Notice} (Possession type- Symbolic)	Reserve Price Rs.4.45 Lac, EMD Rs 0.45 Lac, Amount to increase bid Rs 15,000/-.
3	M/s Vaishnavi Traders Prop.- Pradeep Kumar Dubey s/o Ambika Prasad Dubey Vill. Pure Nihal Dubey	Plot no.3552 Area-0.0240 Hec (240 sqm) Sale Deed No 3002 dated 06.06.2014 Situated at Vill- Nara Adhanpur, Pargana & Tahsil- Musafirkhana, Distt- Amethi. Owner- Late Jitendra Pratap Singh s/o Ganga Bux	Rs. 3,08,305.00/- + Interest & other expenses (Possession type- Symbolic)	Reserve Price Rs.3.15 Lac, EMD Rs 0.32 Lac, Amount to increase bid Rs 15,000/-.

	P.O.: Arhanpur Distt.: Amethi. [Branch: Nara Adhanpur]	Singh Boundaries: North – Chak Of Mushtaq South – Land of Purchaser East – Chak Road on Parti land West – Chak of Siraj		
4	Mr Lalit Kumar Chaubey S/o Om Prakash Chaubey R/O, Vill & Post- Thauri, Musafirkhana, Distt- Amethi. [Branch: Raniganj]	Plot No 3546, Area 0.0630 Hec (630 Sqmtr) Sale Deed No 2643, Dated 14.08.2001, situated at Village Nara Arhanpur, Pargana & Tahsil- Musafirkhana, Distt- Amethi. Owner- Late Jitendra Pratap Singh s/o Ganga Bux Singh Boundaries: East- Khadanja Road, West- Share of Plot No 3546 North- House of Abid Ali, South- Nara to Naugere Road	Rs. 5,73,888.00/- + Interest & other expenses {Rs.11,400.39/- deposited after Demand Notice} (Possession type- Symbolic)	Reserve Price Rs.2.25 Lac, EMD Rs 0.23 Lac, Amount to increase bid Rs 15,000/-.
5	M/S Mukesh Ornament House, (Prop. Mukesh Agrahari S/o Late Tulsi Ram) R/o- Nagesharganj, P.O – Musafirkhana, Distt-Amethi [Branch: Musafirkhana]	Plot no. 816, Deed No-1191/12, Area: 18ft x 80ft =1440 Sq Ft. (133.82sqm) Situated at VIII- Paliya Purab, Post- Musafirkhana, Distt- Amethi. Owner: Mr. Mukesh Agrahari S/o Late Tulsi Ram Boundaries: East – Plot of Seller West – Plot of Shyama Devi, North – Proposed road 10 feet South– Land of Seller	Rs. 21,24,031.31/- + Interest & other expenses (Possession type- Symbolic)	Reserve Price Rs.23.09 Lac, EMD Rs 2.31 Lac, Amount to increase bid Rs 15,000/-.
6	Mr Shushil Kumar Tiwari S/o Mr Hanuman Prasad Tiwari Vill- Mangauli, Post- Jagdishpur Distt-Amethi [Branch: Gungemau]	Plot no. 284, Area- 0.017 Hectare Sale Deed No. 1465/11 & Plot No. 285, Area- 0.039 Hectare Sale Deed No. 1463/12 Situated at Village- Mangauli, Post : Mangauli, Dist.- Amethi Owner : Mr. Susheel Kumar tiwari S/o Mr. Hanuman Prasad Tiwari, Boundaries: Plot No 284 East- Plot of GS Land, West- Plot of Hanuman Prasad North –Chak Marg, South– Plot of Hanuman Prasad Boundaries: Plot No 285 East – Self Plot, West – Plot of GS Land North – Plot of Hanuman Prasad South– Garden (Baag) of Hanuman Prasad	Rs. 6,85,124.00/- + Interest & other expenses {Rs.10,000.00/- deposited after Demand Notice} (Possession type- Symbolic)	Reserve Price Rs.4.05 Lac, EMD Rs 0.41 Lac, Amount to increase bid Rs 15,000/-.
7	Sri Manoj Kumar s/o Gaya Prasad & Sri Gaya Prasad s/o Bhulai Dayalapur Post – Gauriganj Distt. – Amethi [Branch: Gauriganj]	Non Agri part of Khasra no.458, Area 82ft. x 50.65 ft = 4153.30 sqfft. Situated at village – Visundaspur , Post – Gauriganj , Tahsil- Gauriganj ,Dist- Amethi. Owner – Ramesh Chandra , Suresh Chandra & Manoj Kumar s/o's Sri Gaya Prasad Boundaries: North – Agr. Land of Rajjan, South – Road East – Agr. Land of Jag Prasad West – Agr. Land of Ram Pher	Rs. 30,80,758.58/- + Interest & other expenses {Rs.2,000.00/- deposited after Demand Notice} (Possession type- Symbolic)	Reserve Price Rs.21.88 Lac, EMD Rs 2.19 Lac, Amount to increase bid Rs 20,000/-.
8	M/s TRA Enterprises (Prop. Mrs Shyama Devi Agrahari w/o Tulsiram) R/o- Nagesarganj, Musafirkhana Distt-Amethi [Branch:	Plot No. 508, Area: 0.0630 Hectare Sale Deed No. 3471 dated 28.06.2014 & 4635 dated 25.08.2014 Situated at Nagesarganj, Musafirkhana, Dist- Amethi Owner- Mrs Shyama Devi Agrahari w/o Tulsiram Boundaries: East – Musafirkhana Gauriganj Road	Rs. 15,61,549.82/- + Interest & other expenses {Rs.44,277.00/- deposited after Demand Notice} (Possession type- Symbolic)	Reserve Price Rs.13.50 Lac, EMD Rs 1.35 Lac, Amount to increase bid Rs 15,000/-.

Musafirkhana]	West – Kapoorchandpur Road North – Plot of Krishna Kumar Singh South– Land of Gram Sabha		
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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 "Authorised Officer, Baroda U.P. Bank" & payable at Gauriganj, 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. 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 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 Authorised 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 repay full dues to the bank before the Auction then the Auction will be differed. Thus Borrowers/ Guarantors 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 Barrower(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 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: 20.09.2024
Place: Gauriganj

Authorised Officer
Baroda U.P. Bank, RO Amethi