



PUBLIC AUCTION/SALE NOTICE FOR IMMOVABLE ASSETS

Whereas, The Authorised Officer of **Baroda U.P. Bank** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rules 8 (6) of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to borrowers and Authorised Officer has taken 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 **12.09.2024** at Baroda U.P. Bank, Regional Office, Ayodhya. BID will be opened on **13.09.2024, 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.	Branch, Name & Address of the Borrower/Guarantor	Description of the Mortgage Property (All the part and parcel of the property consisting of) Owner of Property	a) Demand Notice	a) Reserve Price
			b) Possession Notice	b) EMD amount
			c) Dues Amount	c) Type of Possession
1.	BRANCH - AYODHYA Borrower- M/s Upadhyay Electric Moter Works Jamuniya Bagh Near Rajkaran School, Ayodhya-224001, Pro. Kaushal Kishor Upadhyay S/o Dukhi Ram Upadhyay 06/13/61, Bara Ramana, Jamuniya Bagh, Ayodhya 224001 Guarantor: 1. Mr. Rajesh Kumar Mishra S/o Umadatta Mishra, 734, Awadh Puri Colony, Amaniganj, Ayodhya 224001 2. Smt. Rekha Upadhyay W/o Kaushal Kishore Upadhyay, 6/13/61, Bara Ramana, Jamuniya Bagh Ayodhya 224001 3. Amarish Kumar Shrivastav S/o Surendra Kumar Shrivastav, 9/5/86/2, Chakrateerth, Ayodhya 224001	Equitable mortgage of Plot No-222, Chak No-8, House 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: Nail, West: Rasta Kharanja 16' wide, North- House of Munni Lal & Ramesh Chandra Sharma, South: House & Hala of Surendra Prasad Mahendra	a) 18.03.2024 b) 18.06.2024 paper publication of Possession Notice 22.06.2024 c) Rs. 10,29,789.00 + int. charged from 11.01.2024 + other Charges	Rs. 43,34,958.00 Rs. 4,35,495.00 Symbolic Possession
2.	BRANCH - FAIZABAD MAIN BRANCH Borrower- M/s Singh Building Material Pro. Mr. Kamaljeet Singh S/o Mr. Ashok Kumar Singh Address - Sai Data Kutiyia Bypass, Janaura, Distt.-Ayodhya 224001 & Mr. Kamaljeet Singh S/o Mr. Ashok Kumar Singh, Resi. Add. : 1084 Janaura, Faizabad Distt.-Ayodhya 224001	Equitable mortgage of Properties/land Plot No. 319min, Area-1125 Sq.Ft., purchased via registered Sale Deed No.930 Dated-24.02.2007, Situated at village janaura (ANP), Pergana-Haveli Awadh, Tehsil-Sadar, Distt-Ayodhya Owner-Mr. Kamaljeet Singh S/o Mr. Ashok Kumar Singh Boundaries (As per deed): East: Rasta 10, West: House of Sudama Singh, North: House of Smt. Premlata Singh, South - House of Ram Prakash	a) 05.01.2024 b) 19.03.2024 paper publication of Possession Notice 24.03.2024 c) Rs. 8,33,274.00 + int. charged from 31.12.2023 + other Charges	Rs. 16,72,200.00 Rs. 1,67,220.00 Symbolic Possession
3.	BRANCH - RAUNAH Borrower- M/s Vishal Steels Prop. Ram Khelawan Gupta Address Village& Post Mubarakganj Distt-Ayodhya and Guarantors: Mrs. Mithlesh Gupta W/o Mr Ram Khelawan Gupta & Mr. Satish Gupta S/o Mr. Ram Khelawan Gupta	Description of the Immovable Property: Equitable mortgage of Properties/land Plot No. 56M New No 61M Purchased via sale deed no 5830/91 date 27-11- 1991 situated in Village Usru (Bahar Nagar Palika Andar Improvement of Trust) Pargana Haveli Oudh Tehsil & Distt-Ayodhya Area: 1361Sq. Feet in the Name of Mr. Mithlesh Gupta W/o Mr Ram Khelawan Gupta Boundary: East-Road, West-Land Sri Ram Chandar & Others, North-Land Sri Ram Asrey, South: Restland Vendee	a) 30.09.2016 b) 06.02.2024 paper publication of Possession Notice 12.02.2024 c) Rs. 03,48,887.00 + int. charged from 30.09.2016 + other Charges	Rs. 38,20,500.00 Rs. 3,82,050.00 Symbolic Possession
4.	BRANCH - DARSHAN NAGAR AYODHYA Borrower- M/s Shri Vijay Sen Yadav S/o Late Ram Autaar Yadav Legal Heir - Swarupa W/o Shir Vijay Sen Yadav	Description of the Immovable Property -All that part and parcel of the property consisting of Abadi Plot No. 874 Kha area-46ft. x 230ft. in total area 10580 sqft. at present house no 396 aa/1 situated at revenue village Madhna uparhar(kurki) Post Poora Bazar, Pargana Amsin, Tehsil Sadar Distt Faizabad Boundary- North :Shesh Dutt ki Bhoomi, South: Jagdamba va Triloki ka khaliyaan, East - Makaan Kamla Prasad, West-Makan Shyamal va raasta 12 Feet Kurki Chauraha Se Shiv Baran Ke Makaan Owner: Shiv Baran S/o Shri Ram Autaar	a) 16.12..2023 b) 16.04.2024 paper publication of Possession Notice 20.04.2024 c) Rs. 10,45,972.00 + int. charged from 30.09.2016 + other Charges	Rs. 27,34,200.00 Rs. 2,73,420.00 Symbolic Possession

BRANCH - RBN GOSAIGANJ

5.	Borrower: M/s Kanchan Medical Store Prop Late Kamal Nayan Verma (Through Legal Heirs) 1. Kanchan Verma W/o Late Kamal Nayan Verma R/o Mohalla Katra Gosaiganj The-sadar Distt- Ayodhya 2. Virendra Kumar Verma S/o Late Kamal Nayan Verma R/o Mohalla Katra Gosaiganj The- sadar Distt- Ayodhya 3. 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 - Manjawan Dvegriya Post -Ankaripur Dist. Ayodhya & Mr.Avinash Chandra Goswami S/o Muniram Goswami Add.-VIII Bala Paikoli Post - Gosaiganj Dist. Ambedkar Nagar	Description of the Immovable Property: 1. Equitable mortgage of Properties/land Plot No. 1050 Ka Purchased via sale deed no 5898/2016 date 30.07.2016 situated in vill Ankaripur Pargana Amsin Distt- Ayodhya sqft. Area: 95 Sqm In the Name of Mr.Kamal Nayan Verma Boundary: East: Land of Rakesh Singh West: Plot of purchaser North: land of Railway South: Road 2. Equitable mortgage of Properties/land Plot No. 1050ka Purchased via sale deed no 5216/2016 date 05.07.2016 Titima deed no.183/2017 dated 13/01/2017 situated in viii Ankaripur Pargana AmsinDistt Ayodhya. Area: 95 Sqm. In the Name of Mr.Kamal Nayan Verma Boundary: East: Land of Rakesh Singh West: Plot of purchaser North: land of Railway South: Road	a) 15.01.2024 b) 15.04.2024 paper publication of Possession Notice 20.04.2024 c) Rs. 12,21,833.73 + int. charged from 31.12.2023 + other Charges	Rs. 17,80,200.00 Rs. 1,78,000.00 Symbolic Possession
of Rakesh Singh West: Plot of purchaser North: land of Railway South: Road				
3. Equitable mortgage of Properties/land Plot No. 1050Ka Purchased via sale deed no 6137/2016 date 09.08.2016 situated in viii Ankaripur Pargana Amsin Distt- Ayodhya. Area: 63.34Sqm. In the Name of Mr.Kamal Nayan Verma Boundary: East: Land of Rakesh Singh, West: Plot of purchaser North: land of Railway South: Road				
4. Equitable mortgage of Properties/land Plot No. 1050 Ka Purchased via sale deed no 4812/2017 date 17.08.2017 situated in viii Ankaripur Pargana Amsin Distt- Ayodhya. Area: 31.66 Sqm. In the Name of Mr.Kamal Nayan Verma Boundary: East: Land of Rakesh Singh West:Plot of purchaser North: land of Railway South: Road				
5. Equitable mortgage of Properties/land Plot No. 1050 Ka Purchased via sale deed no 3856/2018 date 16.05.2018 situated in viii Ankaripur Pargana Amsin Distt- Ayodhya Area: 95 Sqm. In the Name of Mr.Kamal Nayan Verma Boundary: East: Land of Rakesh Singh West: Plot of purchaser North: land of Railway South: Road				
6. Equitable mortgage of Properties/land Plot No. 1258min Purchased via sale deed no 1927/1985 date 23.09.198				
5 situated in viii Ankaripur Pargana Amsin Distt- Ayodhya. Area: 14.86 Sqm. In the Name of Mr.Kamal Nayan Verma Boundary: East: Gali of Railway Station, West: Majarua Land of Baldev Prasad North: House of Purchaser, South: Koliya 8' wide				
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 Mahadev Prasad South: Rasta Kham Approximate 6'				
6.	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 Mahmaddpur 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 Prasad S/o Rampher	a) 25.09.2016 b) 03.06.2017 c) Rs. 3,87,791.00 + int. charged from 25.09.2016 + other Charges	Rs. 5,06,700.00 Rs. 50,670.00 Symbolic Possession
7.	Borrower: Ajay Kumar Verma S/o Suryabhan Verma R/o Village 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	Property mortgaged of Plot No. 36, Sale deed No. 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 Ram Ujagir And Ramkewal, North: Plot Udaybhan Verma. South: Tiwaripur to Senpur Road Owner: Smt. Shakuntala W/o Sri Suryabhan Verma	a) 25.09.2016 b) 03.06.2017 c) Rs. 8,05,316.00 + int. charged from 26.09.2016 + other Charges	Rs. 13,92,300.00 Rs. 1,39,230.00 Symbolic Possession

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 envelope). 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 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 & rest EMD of unsuccessful 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/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 it is 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 Borrower/ Guarantor repays full dues to the bank before the Auction then the Auction will be deferred. Thus Borrowers/ Guarantors has chances to release 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 satisfied & confirmed about the properties. They can visit/inspect the properties by seeking time from the respective branches on 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 Borrower(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.barodaupbank.in/sarfaesinotice.php>, Notice is hereby given to Borrower(s)/Guarantor(s)/Legal Heirs/Mortgagors 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 interest, charges & 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 sale of property if the value of the property is over Rs. 50 lakh

30 Days notice to Sale under SARFAESI Act 2002