

**PUBLIC AUCTION/SALE NOTICE FOR IMMOVABLE ASSETS**

Whereas, The authorised Officer of **Uttar Pradesh Gramin 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 **Uttar Pradesh Gramin Bank** 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 **15.07.2025** at Uttar Pradesh Gramin Bank, Regional Office, Ayodhya. BID will be opened on **16.07.2025, 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.	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 b) Possession Notice c) Dues Amount	a) Reserve Price b) EMD amount c) Type of Possession
1.	<b>BRANCH - AYODHYA</b> <b>Borrower :</b> (1) M/s Sunita Traders, Prop Smt. Sunita W/o Nandram Add. Khale Ka Purwaa, Ayodhya, Tehsil: Sadar, Distt. Ayodhya, U.P. 224123 (2) Smt. Sunita W/o Nandram, Add.: Khale Ka Purwaa, Ayodhya, Tehsil: Sadar, Distt. - Ayodhya U.P., 224123 <b>Guarantor :</b> (1) Mr. Dhani Ram S/o Laxman Khale Ka Purwa, Ayodhya-224123 (2) Mr. Radheshyam Verma S/o Ramraj Verma Ramghat, Khale Ka Purwa, Ayodhya	Details of mortgaged property-Equitable Mortgage of land & House through deposit of Registered deed no 407/17,Book No -1, Zild No- 6778, Page No 51/74 Plot no.557,Area 37.174 sq.m. or 400 sq.ft. Situated in Vill. Manjha Barahta, Parg.- Haveli Awadh, Tehsil: Sadar, Distt: Ayodhya Owner: Smt. Sunita W/o Nandram <b>Boundary of the Property (As Per Deed):</b> East: Rasta Kachcha 20', West: Land Of Seller, North: Land of Raghunandan South: Land of Seller	a) ₹ 02.12.2024 b) ₹ 25.02.2025 paper publication of Possession Notice 03.03.2025 c) ₹ 5,07,550.50 + int. charged from 01.11.2025 + other Charges	a) ₹ 10,69,000.00 b) ₹ 1,06,900.00 c) Symbolic Possession
2.	<b>BRANCH - SHIVNATHPUR</b> <b>Borrower:</b> M/s Seetaram Machinery Store R/o Vill. & Po. Kumarganj, Dist. Ayodhya - 224229 <b>Prop. : Sita Ram</b> S/o Ram Kalap R/o Vill. & Po. Kumarganj, Dist. Ayodhya - 224229 <b>Guarantor:</b> (1) Jokhu Prasad S/o chote. R/o Vill- Joriyup, Post Joriyup Tehsil Milkipur, Dist. Ayodhya 224229 (2) Ram Kishore S/o Ram Kalap R/o Vill-Kumarganj, Post Kumarganj Dist. Ayodhya -224229	Description of the immovable Property:Equitable Mortgage of land& building- Plot no. 1170, Situated at Village Bawan, Pargana Khandasa, Tehsil Milkipur, District Ayodhya Area:: 245.9 SqmIn the name of Mr. Sita Ram S/o Ram Kalap <b>Bounded by (As per Deed) :</b> East :Road Faizabad to Raibareli, West : Khet of Smt. Kalawati, North House of Shobit Ram Mishra, South House of Dooth Nath	a) ₹ 10.10.2024 b) ₹ 07.01.2025 paper publication of Possession Notice 09.01.2025 c) ₹ 15,15,255.29 + int. charged from 31.08.2024 + other Charges	a) ₹ 43,43,400.00 b) ₹ 4,34,340.00 c) 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, Uttar Pradesh Gramin 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 have 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**

**Date : 18.05.2025**

**Place : Ayodhya**

**Authorized Officer : Uttar Pradesh Gramin Bank**