

Public Auction/Sale Notice For Immovable Assets

Whereas, The Authorised Officer of **Uttar Pradesh Gramin Bank (Erstwhile 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 **Uttar Pradesh Gramin Bank (Erstwhile Baroda U.P. Bank), Regional Office, Sant Kabir Nagar**. 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 **Date 04.07.2025 at Uttar Pradesh Gramin Bank (Erstwhile Baroda U.P. Bank), Regional Office, Sant Kabir Nagar**. BID will be opened on **Date 05.07.2025, Time: 12.00 PM**. 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.

Sl. No.	Name of Borrowers/ Guarantors/Mortgagors	Details of Property/ Name of the Owner	Demand Notice Date/ Possession Date/ Possession Type	Outstanding Amount (Rs.)	Reserve Price (INR) / EMD
Branch: Belhar Kala					
1.	Borrower: Mr. Pradeep Kumar S/o Shivnath , Vill- Belhar Khurd Post-Belhar Kala, District Sant Kabir Nagar 272270 Gaurantor/Mortgagor: 1. Mr. Baijnath Rai S/o Shivmurat , Vill-Belhar Khurd, Post-Belhar Kala, District Sant Kabir Nagar 272270 2. Mr. Sudhir Kumar S/o Shivnath , Vill-Belhar Khurd Post-Belhar Kala, District Sant Kabir Nagar 272270	The Property Owner: Mr. Dileep Kumar s/o Shivnath & Pradeep Kumar S/o Shivnath having land & building Admeasuring Area 278.3 sqmt , Situated at Mauja Bansi Purab Tehsil- Menhdawal District Sant Kabir Nagar Boundaries: North- L/o Parmatma South- H/o Ashutosh, Aditya s/o Ramesh & others East- L/O Baburam Pandey & Others West- L/O Dileep & Pradeep Kumar	29.08.2022	Rs. 2,99,517.00 as on 25.08.2022 (+ Int. & other charges)	42,58,000.00 4,25,800.00
			17.11.2022		
			Symbolic Possession		
2.	Borrower: Mr. Dilip Kumar Mishra S/o Shivnath , Vill- Belhar Khurd, Post- Belhar Kala, District-Sant Kabir Nagar 272270 Mortgagor: Mr. Sudhir Kumar S/o Shivnath , Vill-Belhar Khurd, Post-Belhar Kala, District-Sant Kabir Nagar 272270 Guarantor: Mr. Shrichand Pandey S/o Sahdev Pandey , Vill-Belhar Khurd, Post-Belhar Kala, District-Sant Kabir Nagar 272270	All that part and parcel of Immovable property consisting LAND & Building Deed no. 2884 dated 30.12.2003, Area- 1360 SQFT , situated at Vill- Mauja, Belhar Kala, Tappa-Belhar, Pargana-Bansi Purab, Tehsil- Menhdawal, District- Sant Kabir Nagar, Owner: Mr. Sudhir Kumar s/o Shivnath Mishra Boundaries:-North: PWD Road, South: L/O Baijnath, East: Rasta (Khandja), West: L/O Babulal	24.05.2022	Rs. 1,37,924.00 as on 23.05.2022 (+ Int. & other charges)	34,13,000.00 3,41,300.00
			16.08.2022		
			Symbolic Possession		
Branch: TANDA CHAURAHA					
3.	Borrower: Mr. Chandra Shekhar Singh S/o Laxman Singh, Prop. Shekhar Free Sales , Vill- Jakhauti (Dihwa Bazar) Post-Ghorang, District Sant Kabir Nagar Mortgagor/Guarantor: 1. Mr. Laxman Singh S/o Kariman Singh, Vill-Jakhauti (Dihwa Bazar) , Post-Ghorang, District Sant Kabir Nagar 2. Smt Vidya Devi W/o Laxman Singh , Vill-Jakhauti (Dihwa Bazar), Post-Ghorang, District Sant Kabir Nagar	All that part and parcel of immovable property consisting Land & Building of plot no. 246, Area- 0.185 Hect , situated at Vill-Jakhauti Tappa Sirsi Pargana Mahuli East Tehsil-Dhanghata District-Sant Kabir Nagar Owner: Laxman Singh S/o Kariman Singh & Vidya Devi w/o Laxman Singh Boundaries:- North: L/o Salamat Khan, South: Vacant Land, East: Land of Shiv Narayan Rai, West: PWD Road	17.02.2021	Rs. 6,47,645.00 as on 31.01.2021 (+ Int. & other charges)	19,82,000.00 1,98,200.00
			11.08.2021		
			Symbolic Possession		
Branch: BAGHAULI					
4.	Borrower: Smt Aradhana Pandey W/o Anand Rai , Vill- Bahilpaar, Post-Madhopur District Sant Kabir Nagar 272175 Mortgagor: Mr. Anand Rai S/o Paramhans Rai , Vill-Bahilpaar, Post-Madhopur, District Sant Kabir Nagar 272175 Guarantor: Smt Premлата Devi W/o Late Raghvendra (Legal Heir of Late Radheyshyam Rai S/o Ram Chandra Rai) , Vill-Bahilpaar, Post-Madhopur, District Sant Kabir Nagar 272175	All that part and parcel of immovable property consisting Land & Building of plot no.305MIN, Area- 0.063 Hect, OR 630 SQMTR situated at Vill-Bahilpaar, Tappa, Utrawal, Pargana- Maghar Purab, Tehsil- Khalilbad, District- Sant Kabir Nagar, Owner: Shri Anand Rai S/O Paramhans Rai R/o Vill-Bahilpar Post-Madhopur District- Sant Kabir Nagar Boundaries:-North: H/O Triyugi Rai, South: H/O Keshav Rai, East: L/O Anand Rai, West: Interlocking Road	03.02.2024	Rs. 13,45,379.00 as on 31.01.2024 (+ Int. & other charges)	71,54,000.00 7,15,400.00
			12.04.2024		
			Symbolic Possession		
Branch: KHALILABAD					
5.	Borrower: Mr. Sunil Upadhyay S/o Late Sadhu Saran Upadhyay , Vill-Janata Kasila Road, Post-Khalilbad, District Sant Kabir Nagar 272175 Guarantor: Mr. Devintra Devi W/o Sadhusaran Upadhyay , Vill-Janta Marg Kasila Road, Post-Khalilabad, District Sant Kabir Nagar 272175 Guarantor: Mr. Luvkush Narayan S/o Chandrika , Vill-Dheluapar, Post-Khalilbad, District Sant Kabir Nagar 272175	All that part and parcel of immovable property consisting Land & Building of plot no.2142 Min, Area- 0.025 Hect , situated at Vill-Mauja Khalilbad, Tappa-Daksin Haveli, Pargana- Maghar East Tehsil-Khalilabad, District- Sant Kabir Nagar, Owner: Devintra Devi w/o Late Sadhusaran Boundaries:-North: Propse Kachha Road, South: L/O Rajkumar Chaurasiya, East: L/O Ram Yadav, West: H/O Kalawati Devi	27.07.2021	Rs. 6,23,946.00 as on 16.07.2021 (+ Int. & other charges)	51,37,000.00 5,13,700.00
			06.10.2021		
			Symbolic Possession		
Branch: RAJEDIHA					
6.	Borrower: Mr. Muniram Maurya S/o Ram Murat , Vill-Netari, Post-Banethu, District-Sant Kabir Nagar Mortgagor: Mr. Ram Saware Gond S/o Chinta Haran Gond , Vill-Ranipur, Tehsil-Menhdawal, District-Sant Kabir Nagar Guarantor: Mr. Indrasen Rai S/o Jagannath , Vill-Karma, Post-Banethu, District- Sant Kabir Nagar	All that part and parcel of immovable property consisting LAND & Building, House no.79, Area-720 sq.ft situated at Vill-Ranipur, Tappa- Bakhira Tehsil-Menhdawal District- Sant Kabir Nagar, Owner: Mr.Ram Saware Gond s/o Shri Chinta Haran Gond Boundaries:- North: House of Ramesh Gupta, South: H/O Murali and Indraprakash, East: Plot of Dashrath, West: PWD Raod, Bansl to Sant Kabir Nagar	17.02.2021	Rs. 5,74,783.00 as on 16.02.2021 (+ Int. & other charges)	22,61,000.00 2,26,100.00
			13.08.2021		
			Symbolic Possession		

Terms & Conditions of Sale- 1. Interested Bidders have to submit their BID in sealed envelopes along with copy of Pan Card, Adhar Card & Photo **(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 (Erstwhile Baroda U.P. Bank)"** & payable at Sant Kabir Nagar (Khalilabad), 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) on the same day in form of Cash 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 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 extend 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://upgbank.com/sarfaesinotice.php>.

30 Days notice to Sale under SARFAESI Act 2002

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.