

| PUBLIC AUCTION/SALE NOTICE FOR IMMOVABLE ASSETS   |   |   |                       |
|---|---|---|-----------------------|
| <p>Whereas, The authorised Officer of <b>Uttar Pradesh Gramin Bank</b> 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" &amp; "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" at Regional Office <b>Uttar Pradesh Gramin Bank</b> 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)/ Mortgageor(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 &amp; conditions mentioned below, in a sealed envelope on or before <b>05.08.2025</b> at Uttar Pradesh Gramin Bank, Regional Office, Ayodhya. BID will be opened on <b>06.08.2025, Time 02:00 PM to 04:00 PM</b> till. Sale Notice is statutory warning under rule 8(6) &amp; 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.</p> |   |   |                       |
| Branch, Name & Address of the Borrower/Guarantor  | Description of the Mortgage Property<br>{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 |
| BRANCH : MOHD. PUR HAMZA MOB. 9151056413  |   |   |                       |
| <b>Borrower- M/s Laxmi Chawal Udyog</b> Pro. Mr. Thakur Deen Maurya S/o Sobhai Add- Manguradilapo-Jalapur Dist.-Ambedkarnagar, <b>Guarantor: (1) Shiv Kumar Singh S/o Ram Kanak Singh Vill-gayaspur, Po Kichhauchha, Tanda Dist –Ambedkarnagar (2) Jagat Narayan Yadav S/o Raja Ram Vill. Newada Khurd, Po. Surjupur Dist. Amedkar Nagar</b>  | Property mortgaged of Plot No. 442, Area-450 Sq.Feet Sale deed No. 1754 date 26-11-1997&306 date 13.03.2000 Area- Situated at Village-Manguradila post& tehsil jalalpurdistambedkarnagar<br><b>Boundaries: (As per deed):</b> 1754 dt. 26.11.1997 -East: Jalalpur to Baskhari Road,West: Bagh of Seller, Ijhar Ahmad & other, North- Plot of Ramlaut, Ramlaut South: Shop of Iqbal Ahmad <b>Boundaries: (As per deed)</b> 306 Dt.14-13-03-2000 East- Jalalpur to Bashhari Road Ramlaut, West- Plot of Mushatari North Plot of Mushatari South-Plot of Ijhar Ahmad<br><b>Owner:</b> Thakur Deen  | a) 27.11.2019   | Rs. 17,59,000.00      |
|   |   | b) 19.02.2021<br>paper publication of Possession Notice<br>24.02.2021 | Rs. 01,76,000.00      |
|   |   | c) Rs. 07.25,048.00<br>+ int. charged from 18.11.2019 + other Charges | Symbolic Possession   |
| BRANCH - AKBARPUR, DIST. AMBEDKAR NAGAR   |   |   |                       |
| <b>Borrower: M/s Siddhant Jewellers</b> Pro-Ram Niranjan S/o Kamta Prasad, Add-Vill- Fatehpur Pakaree, Post- Shahzadpur Ambedkar Nagar <b>Guarantors : (1) Lalji Shukla S/o Ram Kewal Shukla R/o Krishna Nagar Colony Fatehpur Pakaree, Post- Shahzadpur Ambedkar Nagar 224122 (2) Imtiyaz Ali S/o Ali Mullah Vill - Shahjadpur, Post Akbarpur, Ambedkar Nagar</b>  | Equitable Mortgage of land/Plot purchased via <b>(1) Title deed no 1246/1981</b> , Plot no. 435mi Situated at Vill & Post Fatehpur pakaree, District -Ambedkar Nagar, Area-459sqft <b>(2) Title deed no 559/2004</b> , plot no 435mi situated at vill & post Fatehpur pakaree, District -Ambedkar nagar, area -345 sqft <b>In the name of Ram Niranjan S/o Kamta Prasad</b> Total mortgage area-804 sqft(459+345) <b>Boundary (As per Deed 1246/1981):</b> East: House of Ram Niranjan, West - House of Ram Jeet, North- House of Ram Sundar, South - Road Akbarpur to Pahitipur <b>Boundary (As per deed (559/2004)</b> East-House of Smt Bhagirathi, West - House of Ram Niranjan, North- House of Anil Kumar, South - Road Akbarpur to Maharua | a) 05.11.2024   | Rs. 83,74,000.00      |
|   |   | b) 29.01.2025<br>paper publication of Possession Notice<br>03.02.2025 | Rs. 8,37,400.00       |
|   |   | c) Rs. 20,01,109.15<br>+ int. charged from 31.08.2024 + other Charges | Symbolic Possession   |

| BRANCH : KUCHERA BAZAR, DIST. AYODHYA  |   |   |                            |
|--|---|---|----------------------------|
| <b>Borrower : M/s Dharmendra Kumar Yadav</b> S/o Ram Shankar Add- Inayatnagar, Ayodhya Uttar Pradesh - 224228 <b>Guarantor: (1) Ramesh Kumar s/o Ram Shanker Vill+po-Inayatnagar, Milkipur, Ayodhya, UP-224228 (2) Sonu s/o Ram AbhilakhVill-Pure Dutta Kadanpur, Kadanpur, Milkipur, Ayodhya, UP-224228</b> | All that part and parcel of the property consisting of Plot No 1462 in Survey No 854 / Vill- Inayatnagar, Prg-paschim Rath With in The Registration Sub-district Milkipur & District Ayodhya.<br><b>Bounded:</b> North: Shop of Ram Kripal, South: Shop of Vidya Devi, East: Ayodhya -Raebareilly Road, West: Land of Dharmendra Kumar And Others | <b>a) 02.04.2025</b>  | <b>Rs. 14,79,600.00</b>    |
|  |   | <b>b) 16.06.2025</b><br>paper publication of Possession Notice<br><b>21.06.2025</b> | <b>Rs. 1,47,960.00</b>     |
|  |   | <b>c) Rs. 10,28,506.00</b><br>+ int. charged from 01.03.2025 + other Charges        | <b>Symbolic Possession</b> |

| BRANCH - AKBARPUR, DIST. AMBEDKAR NAGAR   |   |   |                            |
|---|---|---|----------------------------|
| <b>Borrower : M/s Sahoo Trunk House &amp; Furniture</b> Prop Mr. Ram Sagar S/o Parmeshwardin <b>Guarantors : (1) Puddan Sahu S/o Ram Samujh R/o Vill - Shahzadpur Akbarpur Ambedkar Nagar (2) Hausila Prasad S/o Suryabali R/o Vill - Pahitipur, Ambedkar Nagar</b> | All that part and parcel of the property mortgaged of khata no 250 Plot No. 987MI, Sale deed No. 334/2005 Area- 440 SqFt., Situated at Village Mirjapur Post-Akbarpur,Pargana- akbarur, Tehsil-Akbarpur, Distt-Ambedkar Nagar<br><b>Boundaries (as per deed 334/2005 :</b> East-Land Ram Ujagir, West- House Ram Naval, North-Ram Ujagir & Hausila Agri Land, South-Akbarpur Mahrua road<br><b>Owner:</b> Ram Sagar S/o Parmeshwar Deen | <b>a) 24.01.2024</b>  | <b>Rs. 17,77,000.00</b>    |
|   |   | <b>b) 15.04.2024</b><br>paper publication of Possession Notice<br><b>20.04.2024</b> | <b>Rs. 1,77,700.00</b>     |
|   |   | <b>c) Rs. 5,14,080.90</b><br>+ int. charged from 28.12.2023+ other Charges          | <b>Symbolic 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 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)/Mortgageors. 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/Mortgageors 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