

Uttar Pradesh Gramin Bank

(East While Baroda U.P. Bank)

Regional Office, City Road, Pratapgarh-230001 E-Mail : roprat@barodauprrb.co.in

**Public Auction Sale
Notice/Auction
Date 25.07.2025 (For
Immovable Properties)**

Public Auction/Sale Notice For Immovable Assets

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 Uttar Pradesh Gramin 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)/Mortgagor(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 (here in after 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 Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditors, the constructive Possession of which has been taken by the Authorised Officer of UTTAR PRADESH GRAMIN BANK, Secured Creditor, will be sold on **As is where is**", **"As is what is"** and **"whatever there is"** basis the date as mention in the table herein below, for recovery of dues mentioned.

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/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 envelop on or before 24.07.2025 at UTTAR PRADESH GRAMIN BANK, Regional Office: Meera Bhawan Pratapgarh BID will be opened on 25.07.2025 At 01:00 PM

Sl No	Name & Address of Borrower/ Guarantor/Mortgager and Account No.	Description of Immovable Property	Demand Notice Date/ Possession Date Possession Type	Due Amount (Rs.)	Reserve Price(INR)	Detail of Dispute
					EMD	Details of Incumbrance

Branch:- Vikash Bhawan Account No. 56650600000964

1.	Borrower:- Mr. Vineet Kumar Shukla S/o Mr. Dinesh Prasad Shukla Teachers Colony Pure Ishwarnath District: Pratapgarh (U.P) Guarantor:- (1) Sri Ramesh Kumar Tiwari S/o Mr. Guru Deen Vill / Mohalla-Pure Ishwarnath, Post-Pratapgarh, Dist-Pratapgarh. (2) Mr. Anil Kumar Mishra S/o Mr. Rajendra Prasad Vill / Mohall- Sagra (Ashthbhuja Nagar), Post-Pratapgarh, Dist-Pratapgarh	Details of Security:- Equitable Mortgage. Land & Building-Plot No 391M, Area-0.007 hec. (Property) Situated At: Revenue village, Chakbantod, Sansara, Tehsil-Sadar, Distt.-Pratapgarh Owner-Mr. Vineet Kumar Shukla S/o Mr. Dinesh Prasad Shukla Address-Teachers Colony, Pure Ishwarnath District : Pratapgarh (U.P) Boundaries- North- Plot Vijay Singh, South- Plot Anjita Tiwari, East- Plot Sudha Patel & Resham, West- Road 16' wide.	Date of Demand Notice 14.03.2018 Date of Possession Notice 10.01.2019 Physical	Rs. 1418356/- since 01.09.2017 Plus interest payable, other admissible expenditure (minus amount paid after the demand notice)	Rs. 11,50,000/-	Civil Court Pratapgarh Civil Case No. 236/2018 and Miscellaneous Case No. 25/2024 in which there is no stay order against the bank NIL
					Rs. 1,15,000/-	

Terms & Conditions of Sale- 1. Interested Bidders have to submit their BID in sealed envelopes **Along With Pan Card & Photo Identity Card (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, Uttar Pradesh Gramin Bank" & payable at Pratapgarh, 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 (including EMD) at the same day in form of DD/Bankers' Cheque 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 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.** Stamp duty registration fee to successful auction banana, Property tax or the amount due to the state government etc. will have to be borne by himself. **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.** 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 12:00 noon to 04:00 pm. **10.** Notice is hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgagors. **11.** 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>

Date : 05.06.2025

Place : Pratapgarh

Authorised Officer, Uttar Pradesh Gramin Bank