

 <div>उत्तर प्रदेश ग्रामीण बैंक UTTAR PRADESH GRAMIN BANK (सरकार के स्वामित्वाधीन अनुसूचित बैंक) (Scheduled Bank Owned by Government)</div>		<div>PUBLIC AUCTION / SALE NOTICE (for Immovable Properties)</div>		Regional Office : Baldev Niwas Parishar, Achrya Narendra Dev Road, Readganj, Ayodhya, 224001
PUBLIC AUCTION/SALE NOTICE FOR IMMOVABLE ASSETS				
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" & "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)/ 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 <b>15.10.2025</b> at Uttar Pradesh Gramin Bank, Regional Office, Ayodhya. BID will be opened on <b>16.10.2025, Time 02:00 PM to 04:00 PM</b> 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.				
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	
BRANCH : MUBARAKGANJ, DIST. AYODHYA				
<b>Borrower : M/s Chaurasia Provision Store</b> Prop. Raj Kumar Chaurasia S/o Ram Ujagir Chaurasia Vill Arkuna Post Barwa Ayodhya & Chaurasiya Provision and General Merchant Prop- <b>Rajkumar Chaurasia</b> Vill Arkuna Post Barwa Dist. Ayodhya <b>Guarantors : (1) Pintu Patel</b> S/o Ram Kewal R/o Vill. Bandhuapur, Post Pilkhawan, Dist. Ayodhya-224189 <b>(2) Ram Ujagir Chaurasia</b> S/o Gayadeen Chaurasia R/o Vill. Arkuna, Post Barwa, Ayodhya-224189	All that part and parcel of the property consisting of Khata No – 1215 Gata No – 1201 Vill Pilkhawan, Per. Mangalsi, Registered Mortgage Bahi no 1 jild no 2665 from page no 311-338 serial no – 493 dte 28.01.2022 This is part of Registered deed no 796/2021 bahi ni 1 Jild no 2408 page no 89-116 date 12.02.2021 within the registration sub-district Sohawal and District Ayodhya , Total Area 84.00Sqmt <b>Boundary</b> : North : Road (Faizabad to Lucknow), South: Primary School Boundary wall, East: S Mart Mega Shopping Center, West : Patel Vastralaya <b>Owner - Ram Ujagir Chaurasia</b>	a) 19.05.2025 b) 23.07.2025 paper publication of Possession Notice 16.07.2025 c) Rs. 20,59,008.00 + Unapplied interest from 01.05.2025 + other Charges	a) Reserve Price Rs. 43,47,900.00 b) EMD amount Rs. 4,34,790.00 c) Type of Possession Symbolic Possession	
BRANCH : ETC MASODHA				
<b>Borrower : Mr. Arun Kumar Pathak</b> S/o late Satya Narayan pathak, Address: H.no 193 Kandhari Bazar Rikabganj - Sadar, Distt., Ayodhya and <b>Smt. Rani Devi Pathak</b> W/o Mr. Arjun Kumar Pathak H.no 193 Kandhari Bazar Rikabganj - Sadar, Distt., Ayodhya <b>Co-borrower : Smt. Rani Devi Patahak</b> W/o Mr. Arun Kumar Pathak H.No. 193 Kandhari Bazar, Rikabganj, Ayodhya, 224001 <b>Guarantor: 1. Mr. Amit Kumar Shrivastav</b> S/o Late Shyam Narayan, 628/1, Begamganj Makabara, Distt.-Ayodhya 224001. <b>2. Mr. Mahendra Kumar Yadav</b> S/o Ramraj Yadav, Usroo New Colony Nikat Praimary School, Distt-Ayodhya 224001	Equitable mortgage of property/land- No. 535, Area-680 sqf. Sale deed no-4017/15, Book No-1, Zild No.- 5993 Page No- 325-354 dated 22.05.2015 <b>Owner- Smt. Rani Devi Pathak</b> W/o Arun Kumar Pathak, situated at Mauja Usroo (BNP), Pargana-Haveli Awadh, Tehsil- Sadar, Distt.-Ayodhya <b>Boundary (As per Deed):</b> East - Road (Kaccha) 12 Ft. , West-Plot Salik Ram, North -House of Nirmala Devi, South :Plot of Bhanmati	a) 10.10.2024 b) 19.03.2025 paper publication of Possession Notice 22.03.2025 c) Rs. 1,89,734.00 + Unapplied interest from 01.01.2024 + other Charges	a) Reserve Price Rs. 28,75,000.00 b) EMD amount Rs. 2,87,500.00 c) Type of Possession Symbolic Possession	
BRANCH : AMANIGANJ, AYODHYA				
<b>Borrower- Mr. Lalji Gupta</b> S/o Mr. Bhagauti Prasad Gupta, village - Mohammadpur PO-Amaniganj, Distt-Ayodhya 224121 <b>Guarantors - 1. Lallu S/o Bhulai</b> Vill. - Amaniganj PO - Amaniganj, Distt - Ayodhya 224121 <b>2. Ram Vilas Shukla</b> S/o Vishnu Narayan Village - Jkhwa Post- Amaniganj, Distt -Ayodhya 224121	Property mortgaged of Plot No. 26mi, Sale deed No 1366 date 06.08.1999 Area- 1050.00 sq.ft Situated at VilageDoondi post-Amaniganji, Pargana- Khandasa, Tehsil- Milkipur, Distt-Ayodhya <b>Boundaries: (As per deed)-</b> East: Baag Suresh Chandra, West: House of Brij Mohan Gupta, North: Baag Mukir, South: Road Milkipur to Amaniganj <b>OWNER: Mr. Lalji Gupta S/o Mr. Bhagauti Prasad Gupta</b>	a) 15.11.2021 b) 27.04.2024 paper publication of Possession Notice 30.1.2024 c) Rs. 1,05,184.00 + Unapplied interest from 25.06.2021 + other Charges	a) Reserve Price Rs. 5,20,200.00 b) EMD amount Rs. 52,200.00 c) Type of Possession Symbolic Possession	
BRANCH -SHEREPURPARA, DISTT- AYODHYA				
<b>Borrower : Meera Singh w/o Rajendra Pratap Singh</b> Add - 299, Vill. Khajurahat Post- Khajurahat Distt - Ayodhya <b>Guarantor - 1.RajendraPratap Singh s/o Jai Gopal Singh</b> Add.Vill. Khajurahat Post Khajurahat, Distt.Ayodhya 224206 <b>2. Ranvijay Pratap Singh</b> s/o RajendraPratap Singh Add. Vill. Khajurahat Post Khajurahat Distt. Ayodhya 224206	Details of mortgaged property Equitable Mortgage of Residential Land and Building through deposit of Registered Title Deed No 280/13 Dated 28/01/2013 Book No.1, Zild No.1471, Pages no-343/354, Area- 167.28 Sq.Mt. or 1800 sq.ft Situated at Plot No-292 Vill. Khujrahath Pargana-Pashim Rath Tehsil- Bikapur, Distt-Ayodhya 224206 <b>Boundary of the Property:</b> East: Plot of Rani Devi West: Plot of Rekha Devi, North: Road khajurahat to millkipur South: Khet of Prema Devi <b>Owner: Smt. Meera Singh w/o Shri Rajendra Pratap Singh</b>	a) 21.01.2024 b) 15.04.2024 paper publication of Possession Notice 20.04.2024 c) Rs. 6,03,311.70 + Unapplied interest from 25.06.2021 + other Charges	a) Reserve Price Rs. 5,20,200.00 b) EMD amount Rs. 52,200.00 c) Type of Possession Symbolic Possession	
BRANCH -SHEREPURPARA, DISTT- AYODHYA				
<b>Borrower : Lakshmi Interlocking Bricks</b> Prop. Ran Vijay Pratap Singh s/o Rajendra Pratap Singh, Vill. Khajurahat Post- Khajurat Distt. Ayodhya – 224206 <b>Guarantor- 1. Rajendra Pratap Singh</b> Add. Vill. Khajurahat Post Khajurahat Distt-Ayodhya 224206 <b>2. Meera Singh</b> W/o Rajendra Pratap Singh Add. Vill. Khajurahat Post Khajurahat Distt-Ayodhya- 224206	Details of mortgaged property Equitable Mortgage of Residential Land and Building through deposit of Registered Title Deed No 1398/13 Dated 13/05/2013 Book No.1, Zild No. 1501, Pages No. 201/214, Area- 74.34 Sq.Mt. or 800 sq.ft Situated at Plot No-513cha Vill. Khujrahath Pargana-Pashim Rath Tehsil- Bikapur Dist-Ayodhya 224206 <b>Boundary of the Property:</b> East: Gata No. 489 West: Road Prayaragraj Ayodhya North:Balance land of seller South:Plot of Rani Devi <b>Owner: Smt. Meera Singh w/o Shri Rajendra Pratap Singh</b>	a) 20.01.2024 b) 15.04.2024 paper publication of Possession Notice 20.04.2024 c) Rs. 4,61,009.00 + Unapplied interest from 25.06.2021 + other Charges	a) Reserve Price Rs. 15,12,000.00 b) EMD amount Rs. 1,51,200.000 c) Type of Possession Symbolic Possession	
BRANCH - FAIZABAD MAIN BRANCH				
<b>Borrower- M/s Deep Guransh Prop. Mr. Deep Guransh,</b> Mr. Narendra Singh S/o Late Sardar Balwant Singh ( <b>Legal Heir of Late Mr. Deep Guransh S/o Mr. Narendra Singh</b> ) R/o H:No 6/14/3, Mohalla Ramna Deokali Road, District Ayodhya 224001 <b>Guarantor : (1) Mr. Narendra Singh</b> S/o Late Sardar Balwant Singh, R/o H. No. 6/14/3, Mohalla Ramna Deokali Road, District Ayodhya 224001 <b>(2) Mr. Harvindar Singh</b> S/o Mr. Jeet Singh, Address- H.No. 936 Makbara Bazaza Prabhat Sinema, Dist. Ayodhya 224001	Description of the immovable Property: Equitable Mortgage of land/Plot Plot no. 1302 & 1303, House No. 9/16/158 Situated at Mohalla chowk rekabganj, Pargana- Haweli Awadh, Tehsil-Sadar, District Ayodhya Area:. 600 Sq.Ft, in the name of <b>Mr. Narendra Singh S/o Late Sardar Balwant Singh</b> <b>Bounded by (As per Deed) - East :</b> Shop Kamta Prasad Sarraf, <b>West:</b> Shop Shiv Nath, <b>North:</b> Road Chowk to Rekabganj, <b>South:</b> Land Sri Ram Sarraf	a) 21.05.2024 b) 24.12.2024 paper publication of Possession Notice 31.12.2024 c) Rs. 15,95,877.00 + Unapplied interest from May, 2024 + other Charges	a) Reserve Price Rs. 65,24,164.00 b) EMD amount Rs. 6,52,416.40 c) Type of Possession Symbolic Possession	
BRANCH - RAUNAH, DIST. AYODHYA				
<b>Borrower- (1) M/s Diksha Grih Udyog Prop Mrs. Manju Devi</b> W/o Awadh Nath Plot no. 10Mi, Mauja- Katrauli Pargana-Haweli Awadh Tahseell Sadar, Distt.- Ayodhya <b>2) Mr. Awadhnath</b> S/o Mr. Kali Prasad, Vill- Katrauli Maksoomganj, Pargana-Mangalsi, Tahseel- Sohawal, Distt Ayodhya <b>Guarantor - Mr. Ramesh Chandra Gupta</b> S/o Mr. Ran Vilas Gupta, Vill-Katrauli, Post-Sohawal, Distt.Ayodhya	Property mortgaged of Plot No. 10 Mi, Sale deed No. 1190, date 06-07-2009 Area-540 Sq. Feet Situated at Vilage-Kautrauli Post-Sohawal, Pargana-Mangalsi., Tehsil-Sohawal, Distt-Ayodhya <b>Boundaries: (As per deed) :</b> East: Plot of Seller, West: Kaccha Road then after Plot of Rakesh, North: Plot of Seller South: Plot of Mrs. Manju Devi <b>OWNER : Mrs. Manju Devi</b>	a) 06.01.2020 b) 09.11.2020 paper publication of Possession Notice 09.11.2020 c) Rs. 3,50,530.00 + Unapplied interest from 25.07.2019 + other Charges	a) Reserve Price Rs. 5,48,100.00 b) EMD amount Rs. 54,810.40 c) Type of Possession Symbolic Possession	
<b>Terms &amp; Conditions of Sale-</b> 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. <a href="https://www.barodaupbank.in/sarfaesinotice.php">https://www.barodaupbank.in/sarfaesinotice.php</a> , 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				
30 Days notice to Sale under SARFAESI Act 2002				
Date : 13.09.2025		Place : Ayodhya		Authorized Officer : Uttar Pradesh Gramin Bank