



UTTAR PRADESH GRAMIN BANK

(Government owned scheduled bank)

Head Office: 2nd and 3rd floor, NBCC Commercial Complex,
Vardan Khand, Gomti Nagar Extension, Lucknow - 226010
Website : www.upgbank.com

Regional Office : Moradabad
E.mail.: rombd@prathamaupbank.com
Ph.: 7217088021, 7217038480

NOTICE FOR SALE OF PROPERTY BY PUBLIC AUCTION (According to the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002) (Under Rule 8(6))

Although the Authorized Officer of Uttar Pradesh Gramin Bank, by exercising the powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, had issued notices to the borrowers and their associates under Section 13(2) of the said Act and the relevant rules on the dates mentioned below, demanding repayment of the amount specified in the demand notice within 60 days. Since the borrowers/associates/mortgagors failed to deposit the said amount within the stipulated period, the Authorized Officer, by exercising the powers conferred under Section 13(4) of the said Act and Rule 8 of the relevant rules, has taken symbolic possession of the mortgaged properties as per the dates mentioned below. Even after this, the borrowers/associates/mortgagors did not deposit the due amount. Therefore, the mortgaged immovable properties with the bank will be sold through auction as per the details given below. Hence, interested parties are invited to participate in the auction.

Name of the Borrower/Guarantor	Description of Property/ Owner of Property	Date of Demand Notice Outstanding Amount	Reserve Price	Bid Increment Amount 5,000/-
		Date & Nature of Possession	Earnest Money	
			Last Date of EMD	Auction Date Time & Place
A/c No.: 8463JH49744579 Borrower : Shri Mohd. Salim S/o Sri Mohd. Anwar R/o Gali No. 1, Near Sankalp School, Rehmat Nagar, Moradabad Mortgagor/ Guarantors : 1. Smt. Salma W/o Sri Mohd. Anwar, R/o Gali No. 1, Near Sankalp School, Rehmat Nagar, Moradabad 2. Sri Mohd. Anwar S/o Sri Miya Jan, R/o Gali No. 1, Near Sankalp School, Rehmat Nagar, Moradabad Branch: Hanuman Murti Moradabad Ph.: 7217028463	1. A Vacant Plot Area 33.72 Sq.Mtr. Pertaining to Gata No.: 619 Waanke Maja Bhadora, Bahar Chungi, Moradabad, U.P.-244001, Registered in B.No. 1, Vol No. 16766 on pages 265 to 276 at Serial No. 507 on the Dt. 11.01.2021 in the Sub Registrar office Sadar-I, Moradabad, Name of Title deed Holders : Smt. Salma W/o Sri Mod. Anwar R/o Gali No. 1, Near Sankalp School, Rehmat Nagar, Moradabad U.P.- 244001, Boundaries of Mortgage (As per Sale deed) : East : Remaining Plot of Vendor, West : Rasta 12 Feet Chauda Mushtarka, North : Aarazi Bablu & others, South : Plot of Mohd. Anwar 2. A Vacant Plot Area 33.72 Sq.Mtr., Pertaining to Gata No.: 619 Waanke Maja Bhadora, Bahar Chungi, Moradabad, U.P.-244001, Registered in B.No. 1, Vol No. 16778 on pages 231 to 244 at Serial No. 716 on the Dt. 13.01.2021 in the Sub Registrar office Sadar-I, Moradabad, Name of Title deed Holders : Shri Mohd. Anwar S/o Shri Miya Jan, R/o Gali No. 1, Near Sankalp School, Rehmat Nagar, Moradabad U.P.- 244001, Boundaries of Mortgage (As per Sale deed) : East : Rest Aarazi Vendor, West : Rasta 12 Feet Chauda Mushtarka, North : Rest Aarazi Vikreta, South : Rasta 14 Feet Chauda	01.02.2025	Rs. 8,50,000.00	15.10.2025 Wednesday 11:00 AM - 12:00 PM Place : Branch Campus, U.P. Gramin Bank, Hanuman Murti, R.O. Moradabad
		Rs. 5,22,610.00 + Intt & other charges as on 01.02.2025	EMD PRISE Rs. 85,000.00	
		14.05.2025 / Symbolic	15.10.2025 Before Auction	

Full Property Details/Other Information Can Be Obtained from the Concerned Branch on Any Working Day. Terms & Conditions of Auction : 1. At the time of the auction, the bidder must deposit 10% of the reserve price in favor of Uttar Pradesh Gramin Bank through **Demand Draft/Pay Order/RTGS/NEFT/Cash deposit**. 2. The bidder must bring their ID proof/Aadhaar card/PAN card. 3. As soon as the bid of a successful bidder is accepted, 25% of the auction bid amount (including the earnest money) must be deposited, and the remaining amount must be deposited within 15 days. Otherwise, the amount deposited earlier will be forfeited. 4. The property mentioned above will be sold on an “**Whatever is, wherever it is, however it is, and whatever it may be.**” basis. The Authorized Officer reserves the right to reject or accept any bid without assigning any reason. 5. In case of unsuccessful bids, the demand drafts/pay orders/RTGS/NEFT/cash of the bidders will be returned without any interest on the same day after the auction. 6. Transfer-related expenses such as stamp duty, registration fees, and other legal expenses will be borne by the successful bidder. 7. All government dues and liabilities on the property will be borne by the successful bidder. 8. For more information, contact the concerned branch of Uttar Pradesh Gramin Bank on any working day. 9. The auction will start from the reserve price and shall be increased in multiples of five thousand (₹5,000). The highest bidder shall be declared the successful bidder. 10. If the borrower settles the total outstanding dues including interest and other expenses before the auction, then the auction of the mortgaged property shall be canceled. 11. **This notice will be treated as a 30-day notice to the borrower, co-obligants, and mortgagors.**

Date : 12.09.2025 Place : Moradabad

Authorisd Officer : U.P. Gramin Bank