उत्तर प्रदेश ग्रामीण बैंक

UTTAR PRADESH GRAMIN BANK

(सरकार के स्वामित्वाधीन अनुसूचित बैंक)
(Scheduled Bank Owned by Government)

Regional Office Ballia- I
L.M.V.I.P. Lounge, Near krishi Mandi Parikhara- Ballia- 277001

Public Auction /Sale Notice 29.10.2025

Public Auction/Sale Notice
For Immovable Assets

Sale Notice for Sale of Immovable Assets under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and 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 the Guarantor(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 with Rule 4 and/or Rule 8 of the Rules has taken over the possession of the property/properties (hereinafter 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 the 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/ physical symbolic Possession of which has been taken by the Authorized Officer Uttar Pradesh Gramin Bank, Secured Creditor, will be sold on "As is where is", "As is what is" and "whatever there is" basis on the date as mentioned in the table herein below, for recovery of dues mentioned below. Notice is again hereby given to the public in general and in particular to the Borrower(s) and Guarantor(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 at **Uttar Pradesh Gramin Bank, Regional Office Ballia- 1**

S N.	Name of the Borrower/ Mortgagor/ Guarantor Branch Name/Account Number	Details of Immovable Property	Demand Notice Date/ Possession Date/ Possession Type Redemption Notice	Due Amount (Rs.)	Reserve Price/EMD Amount (Rs.) /EMD Date
1.	**Borrower-** Mrs Sakshee Rai W/o Vivek Kumar Rai R/o Vill/PO–Karnai, Distt- Ballia **Guarantor-** Rana Pratap Singh S/o Bramha Nand Singh R/o Vill – Sonbarsa, PO- Kharahatar, Distt- Ballia **Mortgagor/Guarantor-** Sadhana Rai W/o Satyendra Rai R/o Vill/PO – Repura, Dist- Ballia **A/c No.- 60440500000023, 60440600000021** **Branch- Sukhpura**	Property In the name of Mrs. Sadhana Rai W/o Satyendra Rai i.e. Khata no 787, plot no -124, Area 183.6 sqmt. at Mauja- Amritpali, Tehsil- Ballia, Distt- Ballia. Boundaries (As per Sale Deed)- North- Land of Smt. Rekha Maurya, South- Land of Ganesh, East- Land of Lallan Thakur, West- Land of Gulab. Boundaries As per Actual (Tehsildar Report):- North- Land of Kiran Singh, South- Rasta, East - Land of Suresh, West- Land of Sanjay Ji	**29.04.2025** / **08.07.2025** / Physical Possession / Redemption Notice Date **19.08.2025**	**Rs 1831104.97** + Interest, Legal & Other Charges W.E.F 22.04.2025	**3045000.00** / **304500.00** / EMD Date **27.10.2025 till 4:00 PM**

Terms & Conditions of Sale - 1. Interested Bidders have to submit their BID in sealed envelops (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 Regional Office Ballia - I, 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 next day in form of DD/Bankers' Cheque and rest 75% 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 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 sell., 7. If it 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. Since borrower/gurantor/mortgagor has failed redemption of property vide letter dated 19-08-2025, they are not eligible for participation in auction. If Any Borrowers/ Guarantor repay full dues to the bank before the Auction then the Auction will be differed. Thus Borrowers/ Guarantors have chances to release of 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 satisfy & be confirmed about the properties. They can visit /inspect the properties by seeking time from the respective branches at 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) and Guarantor(s).

Date: 20.09.2025 **Place: Ballia** **Authorized officer –Uttar Pradesh Gramin Bank**