



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@prathamapbank.com
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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.

Sr. No.	Name of the Borrower/Guarantor	Description of Property/ Owner of Property	Date of Demand Notice Outstanding Amount	Reserve Price	Auction Date Time & Place
			Date & Nature of Possession	Earnest Money Last Date of EMD	
1.	A/c No.: 84148545616981 Borrower's Firm : M/s Crown Crafts : At.: H.No.: 157, Near Dr. Absar Ahmad, Lajpat Nagar, Moradabad (U.P.), 2. Sh. Zubair Ahmad S/o Sh. Mohd. Naseer Khan (Proprietor), At.: H.No.: 157, Near Dr. Absar Ahmad, Lajpat Nagar, Moradabad (U.P.), 3. Smt. Nahid W/o Sh. Fehmood Khan (Guarantor & Mortgagor), At.: Village- Tajpur Mafi, Near Meena Masjid, Moradabad (U.P.), 4. Sh. Aqeel Ahmad S/o Sh. Ameer Ahmad (Guarantor), At.: H.No.: 157, Near Dr. Absar Ahmad, Lajpat Nagar, Moradabad (U.P.), Branch : Katghar, Moradabad, Mob.: 7217028414	Property Situated at Gata No: 714, Tajpur Mafi, Near Meena Masjid, District- Moradabad (U.P.), Area 70.00 Sq.Mtrs., (In the name of Smt. Nahid w/o Sh. Fehmood Khan), Bahi No: 1, Zild No: 13278, Pages: 249 to 266, Serial No: 2734, Dated 24.03.2017, SRO-I, Moradabad. Bounded :	10.01.2022 Rs. 15,19,457.50 + Intt & other charges as on 31.12.2021 28.06.2022 /Symbolic	Rs. 20,90,000/- Rs. 2,09,000/- 28.10.2025 Before Auction Bid Increment Amount 5,000/-	28.10.2025 Tuesday 03:00 PM - 05:00 PM Place : Branch Campus, UttarPradesh Gramin Bank, Branch Katghar Moradabad
2.	A/c No.: 8414IA48355957 Borrower : Sh. Aqeel Ahmed S/o Sh. Ameer Ahmed, At.: H.No: 157, Lajpat Nagar, Near Dr. Absar, Moradabad (U.P.), 2. Sh. Zubair Ahmad S/o Sh. Mohd. Naseer Khan (Guarantor), At.: Lajpat Nagar, Near Dr. Absar, Moradabad (U.P.), 3. Smt. Nahid W/o Sh. Femood Khan (Guarantor & Mortgagor), At.: Jama Masjid, Warsi Nagar, Gali No: 6, Moradabad (U.P.), Branch : Katghar, Moradabad, Mob.: 7217028414	On the North by : Rasta 10 Feet Wide, On the South by : Aarazi of Abdul Majeed, On the East by : Aarazi of Irshad Husain thereafter Property of Nabi Husain Now Nadeem, On the West by : Aarazi of Abdul Majeed Now Irfan.	01.06.2024 Rs. 3,08,548 + Intt & other charges as on 31.05.2024 07.11.2024 /Symbolic		

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 : 20.09.2025

Place : Moradabad

Authorisd Officer : U.P. Gramin Bank