

SALE NOTICE

APPENDIX-VI-A

(See Proviso Rule 8(6))

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of immovable Assets Under. The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

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 Symbolic 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 **09.02.2026** at **Uttar Pradesh Gramin Bank, Regional Office: City Road, Pratapgarh** BID will be opened on **10.02.2026** between **04:00 PM to 05:00 PM**.

Sl No	Name & Address of Borrower/ Guarantor/Mortgager And Account No.	Description of Immovable Property	Date & Time of Auction Date & Time of EMD Type of Possession	Due Amount (Rs.)	Reserve Price(INR) EMD
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BRANCH: MOHANGANJ ACCOUNT NO. 53470600000331

1.	Borrower:- Mrs. Sushila W/o Vijay Bahadur Verma Address: Village-Pure Khusai (Pure Loka), Post-Mohanganj, District-Pratapgarh (UP), Pin-230002 Guarantor's (1) Mr. Sujeet Kumar S/o Mr. Ram Singh Address: Village- Pure Khusai (Pure Loka), Post-Mohanganj, District-Pratapgarh (UP), Pin-230002 (2) Mr. Sangam Lal S/o Mr. Ram Khelawan Kaushal Addres: Village-Pure Khusai (Pure Loka), Post-Mohanganj, District-Pratapgarh (UP), Pin-230002	Land & Building on Plot No. 448, Area-0.031 hec. Situated in Pure Khusai, Pargana & Tehsil — Sadar, Post-Mohanganj, District- Pratapgarh (U.P.) Owner- Mrs Sushila W/o Mr. Vijay Bahadur Verma Boundries- EAST: Plot of Narsinh Bahadur Singh, NORTH: Plot of Gyan Singh, WEST: Ansh No. Haja and other co-sharers, SOUTH: 6 feet Kaccha Rasta	10.02.2026 between 04:00 PM to 05:00 PM 09.02.2026 by 04:00 PM Symbolic	Rs. 462403.66 as on 01.12.2018, plus further interest and costs.	Rs. 1032000/- Rs. 103200/-
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Terms & Conditions of Sale- (1) Interested Bidders have to submit their **BID in sealed envelopes along with Pan Card & Photo Identity Card** (Date of publication and name of bidder should be mentioned over the envelop) (2) The bid opening/sale will be conducted in the Uttar Pradesh Gramin Bank Mohanganj Branch District-Pratapgarh premises. All interested parties (borrower, guarantors, and bidders) are welcome to participate in opening of BIDS. (3) 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. (4) Successful Bidder will have to deposit 25% of the BID amount (including EMD) at the same day (or latest by the next day) in form of DD/Bankers' Cheque and the remaining 75% 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. (5) 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. (6) Authorised Officer would not be held liable for any type of due charges/liens/encumbrances/taxes/Govt. dues and other party claims & dues. (7) Property would not be sold on amount less than the Reserve Price. (8) Stamp duty, registration, property tax or the amount due to the state government etc. will have to be borne by the successful bidder. (9) 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. (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 branch at any working day from 12:00 noon to 04:00 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. <https://upgb.bank.in/sarfaesinotice.php>

Statutory 30 Days/15 Days' Notice: This notice also serves as a formal notice to the Borrower/Guarantor(s) to pay the dues as mentioned above before the date of the auction, failing which the property will be auctioned , and the balance, if any, will be recovered with interest and cost.