



Regional Office-Orai 4828/5713, Ground & 1st Floor, In-front of Tulsi dham, Patel Nagar Orai, Distt:-Jalaun (U.P) Telephone:- 8188089562

Public Auction/Sale Notice For Immovable Assets under The Securitisation 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.

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)/Mortgagor(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 property. 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 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 mention 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 Authorized 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 fulfilling all terms & conditions mentioned below, in a sealed envelope at **Uttar Pradesh Gramin Bank, Regional Office, Orai.**

S. No.	Name of Borrower/Mortgagor/ Branch Name/Account No.	Details of Immovable Property	Outstanding Amount/Auction	Reserve Price/EMD
			Possession/Demand Notice	Amount (Rs.)/EMD
			Date/Possession type	Date/Bid Open Date
1.	1. Borrower- Mr. Devendra Tiwari S/o Mr. Om Prakash Tiwari (Pro. M/s New Bajrang Traders) Address- Village Vaseeth, Konch, District Jalaun-285205, 2. Guarantor (Mortgagor)- Mrs. Shashi Devi W/o Mr. Om Prakash alias Lakhan Tiwari Address- Village Vaseeth, Konch, District Jalaun-285205 3. Guarantor- Mr. Amit Tiwari S/o Mr. Om Prakash Tiwari Address- Village Vaseeth, Konch, District-Jalaun - 285205 Branch: Konch A/c No. 610660500017806	All that part and parcel of Residential Plot, part of Arajai No. 123, situated at Village Sikri Konch, Mauja & Pargana Konch, District-Jalaun, standing in the name of Mrs. Shashi Devi W/o Shri Om Prakash alias Lakhan Tiwari, as per Sale Deed dated 04.06.2016, registered in Bahi No. 01, Jild No. 1847, Page 299 to 320, Registration No. 2560 at S.R. Office Konch. Area : 50 × 60 ft = 3000 sq. ft. (278.70 sq. mtr.) Boundaries:- East: Plot of Rajjan Agarwal West: Plot of Seller (Chokhelal) North: Rasta 3.04 m South: Plot of Seller (Chokhelal)	Rs. 11,88,591.64 + interest & charges + other expenses	Rs. 14,50,000/-
			Auction Date- 26.02.2026 from 2:00 PM to 5:00 PM	Rs. 1,45,000/-
			Demand Notice Date 22.09.2025	26.02.2026 till 11:00 AM
			Possession Date 19.12.2025	26.02.2026 from 02:00 PM. to 05:00 PM.
			Possession Type Symbolic	

Terms & Conditions of Sale- 1. Interested Bidders have to submit their BID in sealed envelopes (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 "Authorized Officer, Uttar Pradesh Gramin Bank", Regional Office, Orai in advance along with the BID. The Highest BID value (should not be less than the Reserve price) will be considered as successful Bidder and 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/NEFT 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. Authorized Officer reserves the right to accept/reject/cancel/suspend any BID/Highest one without intimation about any reason or prior notice. Authorized Officer reserves the right to extend the date of Sale Auction. 5. Authorized 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 self. 7. If it found that two or more bidders have the same Bid Amount, the Authorized 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 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. Notices is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s). 12. Please contact the concerned Branch for further information regarding the above auction.

Notice to Sale under Sarfaesi Act-2002

Notice is hereby given to Borrowers/Guarantors/Legal heirs of 30 days to repay all due amounts mentioned 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 left will be recovered to them with due interest, charges & expenses.