



# UTTAR PRADESH GRAMIN BANK, REGIONAL OFFICE JHANSI

ADDRESS: 803/B-1 GWALIOR ROAD JHANSI (U.P.)

**Public Auction  
Sale Notice  
Date 06.03.2026**

## Public Auction / Sale Notice For Immovable Assets Auction the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ( SARFAESI ACT, 2002) read with Rule 6(2) and / or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Whereas the undersigned being the Authorised 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 guarantor(s) / mortgagor(s) to repay the amount in terms of the said notice within 60 days from the said notice. And whereas the borrower(s) and 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 read with rule 4 and /or Rule 8 of the Rules has taken over the possession of the property /properties (here in after 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 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 person / Bidders are invited to submit their BID by fulfil all terms and conditions mentioned below, in a sealed envelop on before **06.03.2026 at 11:00 AM**. UTTAR PRADESH GRAMIN BANK, Branch Medical BID will be opened on **06.03.2026 at 1.00 PM**. The Borrower attention is to invited to provisions of sub section 8 of the section 13 of the act in respect of time available to redeem the secured assets.

Sr. No.	Name & Address of Borrower /Guarantor/ Mortgagor	Description of Immovable Property	Demand Notice Date /Possession Date / Possession Type	Outstanding / Due Amount As per Demand Notice (Rs.)	Reserve Price (INR) EMD
1.	<b>Borrower &amp; Mortgagor:</b> Mr. Vishal Singh Yadav S/o Sri Manohar Singh & Mrs. Seema Devi W/o Mr. Vishal Singh Yadav <b>Add.</b> H.No 95/12/2 In front of Dr. BB Rai, Civil Lines Jhansi <b>Branch:</b> Medical	<b>Details of Security-</b> Residential House Situated at Mohalla Nandanapura, Kundpatha ,Jhansi in the Name of Mr. Vishal Singh Yadav & Mrs. Seema Devi Sale Deed Dated 19-12-2011 in Regd. No. 10290 Bahi No. 1 Jld No 3526 on Page 229 to 256 in the Office S.R. Jhansi , Total Area- 25X25=625 Sqft. or 58.08 Sqmtr. <b>Boundries of Propery ( As Per Deed ):</b> East: House Yadav Ji , West : Rasta 30 Ft., North: House of Mrs Rajkumari, South: House Mrs. Parveen	<b>23.08.2018/</b>  <b>16.11.2018/</b>  Symbolic Possession	<b>Rs. 1089401.40</b> Plus Interest & Other Expenses	Reserve Price <b>Rs. 945000.00</b> And Earnest Money Deposit EMD <b>Rs. 945000.00</b>
2.	<b>Borrower &amp; Mortgagor:</b> Mrs. Usha W/o Mr. Bhagwandas Sahu <b>Co-Borrower:</b> Mr. Bhagwandas Sahu S/o Mr. Lakkhoo Sahu <b>Add.</b> H.No 735 Khushipura, Behind Shiksha Bhawan Jhansi Dist. Jhansi <b>Branch:</b> Medical	<b>Details of Security-</b> Residential House Situated at Mauja Kochabhawar, Jhansi in the Name of Mrs. Usha devi W/o Bhagwandas sahu sale Deed Dated 25-09-2012 in Regd. No. 6539 Bahi no. 1 Jild No 5097 on Page 345 to 362 in the office S.R. Jhansi , Total Area 94.80 Sq. mtr. or 1020 sqr. ft. <b>Boundries Of Propery ( As Per Deed ):</b> East: Road 7.6 Ft., West : House Manohar, North: House Santosh South: House Dayaram	<b>02.01.2018/</b>  <b>21.08.2018/</b>  Symbolic Possession	<b>Rs. 322661.00</b> Plus Interest & Other Expenses	Reserve Price <b>Rs. 238000.00</b> And Earnest Money Deposit EMD <b>Rs. 238000.00</b>

### Terms & Conditions of Sale:

- Interested bidders have to submit their BID in sealed envelopes Along with pan & photo identity card ( Clear & Readable BID Serial Number & Date of publication should be mentioned over the envelop).
- Bidders have to submit/attach 10% of reverse price as earnest money deposit in form of DD/Bankers' cheque favoring " Authorised Officer, Uttar Pradesh Gramin Bank" & payable at Mauranipur main in advance along with the BID. The Highest BID value ( should not less than the Reserve Price) will considered as successful Bidder & rest EMD of unsuccessful Bidder will be sent back without interest within a week.
- Successful bidder will have to deposit 25% of the BID amount (including EMD) at the same day in form of DD/Bankers' cheque and rest amount will have to 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.
- 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 Sale/Auction.
- Authorised Officer would not be held liable for any type of due charges/lien/encumbrances/taxes/Govt. dues and other party claims & dues.
- 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.
- If it is found that two or more bidder have the same BID amount, the Authorised Officer reserves the right to invite fresh BID among them.
- 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.
- If any Mortgagors/Borrower repay full dues to the bank before the Auction the Auction will be different. Thus Borrower/Guarantor have changes to release of the secured assets before the auction subject to the repays the full amount & charges due to the Bank under sub section 8 of section 13 of Security Interest Enforcement Rules 2002(By the security Interest Amendment Act 2002).
- This is the Sole responsibility of the bidder to be satisfied & 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 4.00 pm .
- Notice is hereby given to the public in general and in particular to the Borrower(s)/ Guarantors(s)/ Mortgagors(s).

For detail terms and conditions of the sale, Please refer to the link provided in Secured Creditor's website, i.e. <http://www.upgb.bank.in>

### STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6)/RULE 9(1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

This may be also treated as notice under rule 6(2) & 8(6)/ 9(1) of Security Interest ( Enforcement) Rules, 2002 to the borrower(s) and Guarantor(s) of the said loan about the holding of sale on the above mentioned date.

**Notice is hereby given to the Borrower(s)/Guarantor(s)/Legal heirs/ Mortgagor(s) to repay all due amounts mentioned above 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 are left, will be recovered from them with due interest, charges & expenses.**