



APPENDIX-IV-A

{See Proviso to Rule 8 (6)}

30 DAYS SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Sub: 2nd Auction Sale Notice for Sale of 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.

BRANCH:- Khadni, Kannauj (R.O. Kannauj)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **UTTAR PRADESH GRAMIN BANK** (Secured Creditor) on Dated **15.07.2025**, will be sold on "As is where is", "As is what is" and "Whatever there is" Auction on Dated **06.03.2026**, in the premises of **UTTAR PRADESH GRAMIN BANK, REGIONAL OFFICE, KANNAUJ**,

Name of Borrower/Mortgagor with Account No.: Shri Abdhesh Kumar S/O Suresh Chandra (Shiv Rice Mill), Village and Post-Gulariyapur, Tahsil Chhibramau Kannauj, **Account No.:** 051477200000459, 051430100150132
Guarantor's Name: NA

Amount Outstanding for Recovery (as per Demand Notice u/s 13(2) of SARFAESI Act, 2002): Rs. 13,63,220/- along with accrued interest, penal interest and incidental charges, less credits, if any.

Realizable Price: Rs. 13,86,945/-

Place of Auction: Uttar Pradesh Gramin Bank Regional Office Kannauj

Date of Auction: 06.03.2026

For detailed terms and conditions of sale, please see the newspaper publication or visit the secured creditor's website www.upgb.bank.in: Notice to be published on dated: 06.02.2026

(DESCRIPTION OF IMMOVABLE PROPERTY TO BE SOLD THROUGH AUCTION):-

Name of Title Deed Holders: Shri Abdhesh Kumar S/O Suresh Chandra (Shiv Rice Mill), **Address of Property (As per Sale Deed):** Plot, Area 2589.68 Sq. Meter, Village and Post-Gulariyapur, Tahsil Chhibramau Kannauj, **Boundaries of Mortgage (As per Sale Deed):** East: Land of Gram Samaj, West: Chak Road, North: Road, South: Land of Ram Sewak, **Area: 2589.68 Sq. Meter**

BRANCH:-Faguha, Kannauj (R.O. Kannauj)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **UTTAR PRADESH GRAMIN BANK** (Secured Creditor) on Dated **18.06.2025**, will be sold on "As is where is", "As is what is" and "Whatever there is" Auction on Dated **06.03.2026**, in the premises of **UTTAR PRADESH GRAMIN BANK, REGIONAL OFFICE, KANNAUJ**,

Name of Borrower/Mortgagor with Account No.: Shri Jalveer Singh S/O Shri Ramchandra, Mr. Ram Chandra S/O Mr. Shiv Ram, Village-Mahmudapur, Post-Lohamgarh Kannauj 209732, **Account No.:** 054630110000051

Guarantor's Name: Residential Plot Belonging to Mr. Ram Chandra S/O Mr. Shiv Ram Situated at Mahmoodapur, Post. Lohamgarh Tahsil Kannauj, Distt. Kannauj

Amount Outstanding for Recovery (as per Demand Notice u/s 13(2) of SARFAESI Act, 2002): Rs. 5,08,421/- along with accrued interest, penal interest and incidental charges, less credits, if any.

Realizable Price: Rs. 5,10,000/-

Place of Auction: Uttar Pradesh Gramin Bank Regional Office Kannauj

Date of Auction: 06.03.2026

For detailed terms and conditions of sale, please see the newspaper publication or visit the secured creditor's website www.upgb.bank.in: Notice to be published on dated: 06.02.2026

(DESCRIPTION OF IMMOVABLE PROPERTY TO BE SOLD THROUGH AUCTION):-

Name of Title Deed Holders: Mr. Ram Chandra S/O Mr. Shiv Ram, **Address of Property (As per Sale Deed):** Awasiy Plot, Area 400 Sq. Meter, Village-Mahmudapur, Post-Lohamgarh Kannauj 209732, **Boundaries of Mortgage (As per Sale Deed):** East: Plot of Siyadulari, West: Plot of Veerwati, North: Area of Ramchandra, South: 4 Meter Kachha Rasta, **Area: 400 Sq. Meter**

Terms and Conditions: (1). The said property will not be sold for less than the reserve price mentioned above. The property will be sold to the highest bidder. (2). The person participating in the auction will have to deposit the Earnest Money in the form of Earnest Money Deposit (EMD) in the form of Pay Order/Demand Draft drawn in favour of **Uttar Pradesh Gramin Bank** payable at the concerned branch by **4 PM on 05.03.2026**. (3). At the close of the auction, the highest bidder must deposit 25% of the bid amount as an initial deposit by pay order/demand draft, failing which their EMD will be forfeited. The EMD paid will be adjusted against the initial payment amount. The EMD of unsuccessful bidders will be returned at the end of the auction. (4). The balance amount of the bid shall be deposited within **15 days** of acceptance of the sale, failing which the initial deposit amount deposited by them will be forfeited and the sale will not be confirmed. (5). The Buyer is solely responsible for paying all municipal/tax/electricity/water/other charges, duties and taxes payable in respect of the property for which he/she is making an offer. The payment for stamp duty and registration will also be borne by the Buyer. (6). The Authorized Officer shall have full discretion to accept or reject the bid. (7). If the borrower pays the entire amount due to the Bank before the date of sale, the auction will be cancelled. (8). If the auction day is declared a holiday, the auction will be held on the next day. (9). The said property will be sold on "as is where is", "whatever is there", "whatever is there" basis. (10). The borrowers/guarantors are hereby notified to deposit the entire amount (including interest and other costs) as per the demand notice before the date of auction. Failing which, the property will be auctioned and the balance amount, if any, along with interest and costs will be recovered.

Place: Kannauj Authorized Officer, Uttar Pradesh Gramin Bank, Regional Office, Kannauj (U.P.)