



उत्तर प्रदेश ग्रामीण बैंक Uttar Pradesh Gramin Bank

Head Office: Uttar Pradesh Gramin Bank, 2nd and 3rd Floor, NBCC Commercial Complex, Vardan Khand, Gomti Nagar Extension, Lucknow-226010 | Email: ho@barodauprrb.co.in

Regional Office-
Narai Band
Near Grihast Plaja
Mau - 275101

**PUBLIC
AUCTION**
25.03.2026

Public Auction/Sale Notice For Immovable Assets

Auction Notice u/s 13 (4) of 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 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 to Guarantor(s)/Mortgagor(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 read 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 properties. In the application of the conferred powers, the property is mentioned below, the details of which are described below, the borrowers/guarantors/mortgagors in particular and the general public are hereby informed not to do any kind of transaction in this property. This property is Subject to the charge of the Uttar Pradesh Gramin Bank in which the amount, interest and other expenses mentioned below are payable. 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 on the date as mentioned below, for recovery of dues. 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 OPEN BID Immovable properties mentioned below under SARFAESI Act 2002. So, the interested persons/Bidders are invited to Participate BID, by fulfil all terms & conditions mentioned below, at **Uttar Pradesh Gramin Bank, Regional Office, Narai Band, Near Grihast Plaja Mau-275101. on 25.03.2026**

Sl. No.	Name of Borrowers	Details of Property/ Name of the Owner/Mortgagor	Demand Notice Date/ Possession Date/ Possession Type	Due Amount (Rs.)	Reserve Price (INR)
					EMD
BRANCH: AMILA, Account No. 8312060000189					
1.	Borrower: 1. Mr. Abhishek Rai S/o Late Shri Manoj Kumar Rai 2. Mrs. Shashibala Rai W/o Late Shri Manoj Kumar Rai Guarantor: 1. Mr. Naveen Kumar Rai S/o Late Shri Bhupendra Rai 2. Mrs. Kusum Rai W/o Shri Ajendra Rai All R/o: Amila Kot, Amila, Mau - 275301	Property in the name of Mr. Abhishek Rai S/o Late Shri Manoj Kumar Rai, Area: 181.60 sqmt, Gata No.: 429, Khata No.: 1910, Gift Deed No.: 3005 Dtd 01/10/2022 situated at Amila Kot, Amila, Tehsil: Ghosi Boundaries- North: House of Abhishek Rai, South: House of Bipin Rai, East: Three mtr wide Road, West: Land of Siddharth Rai	06-10-2025 31-12-2025 Symbolic Possession	RS- 11,88,430.77 + INTEREST SINCE 30.09.2025 + together with further interest thereupon at the contractual rate plus cost, charges and expenses	56,00,000/- 5,60,000/-

Date & Times of Auction : 25.03.2026, 11:00 A.M.

Last Date of EMD Submission : 24.03.2025 upto 4:00 P.M.

Terms & Conditions of Sale- 1. The bid price to be submitted shall above the reserve price and during auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid amount. 2. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount of Rs. 25,000/-. 3. Unlimited extension of 5 Minutes time will be given in case of receipt of bid in last 5 minutes. Five minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of Five minutes to the last highest bid, the auction shall be closed. 4. Intending bidders shall be required to deposit 10% earnest money of bid amount/Reserve Price only by the way of demand draft favoring the Authorized officer Uttar Pradesh Gramin Bank Payable at Mau. 5. The earnest Money deposit of the successful bidders shall be retained towards part sale consideration and EMD of unsuccessful bidder shall be refunded. The EMD deposit shall not bear any interest. 6. The successful bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount, less EMD amount deposited, the same day or next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. 7. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property. 8. Default of payment of 25% of bid amount (less EMD) on the next working day as stated above and/or 75% of balance bid amount payable on or before the 15th day of confirmation of sale of the secured asset shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank. 9. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961. 10. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties. 11. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder. 12. The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. 13. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform. 14. It is the responsibility of the tenderers to inspect the properties and satisfy themselves completely before participating in the auction. For inspection of properties, the concerned branch can be contacted on any working day from 02.00 pm to 05.00 pm by taking time in advance. 15. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/rights/dues (if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the bid. 16. The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer.

15 Days notice to Sale under SARFAESI Act 2002

Notice is hereby given to Borrower(s)/Guarantor(s)/Mortgagors to repay all due amounts mentioned above to the Bank before the Auction, If they fails 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.

Date : 21.02.2025 Place : Mau

Authorized Officer : Uttar Pradesh Gramin Bank