



UTTAR PRADESH GRAMIN BANK

(Scheduled Bank Owned by Government)

Regional Office: Baldeo Niwas Compound,
Acharya Narendra Deo Road, Civil Line,
Ayodhya - 224001, Mob.: 9151056377

**Public Auction/
Sale Notice**
(for Immovable Properties)

Public Auction/Sale Notice For Immovable Assets

Whereas, The Authorised Officer of **Uttar Pradesh Gramin Bank** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with rules 8 (6) of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to borrowers and Authorised Officer has taken possession of the Properties described herein below. Offers are invited by the Authorised Officer under the said Act by holding Auction on the date, place and time mentioned. Public at large and borrowers and guarantors in general is being informed hereby that Auction under SARFAESI Act 2002 in respect of Under noted properties will be conducted for sale on the terms and conditions specified herein stated on the basis of "AS IS WHERE IS" & "AS IS WHAT IS BASIS" "WHATEVER THERE IS BASIS" at **Uttar Pradesh Gramin Bank, Regional Office, Ayodhya**, For realization of debts/dues to Bank. The sale be subject to the conditions mentioned in the Security Interest (Enforcement) Rules 2002 and to the following further conditions.

Notice is again hereby given to the public in general and in particular to the Borrower(s)/Guarantor(s)/Mortgagor(s)/Legal Heir that the Authorised Officer has decided to invite BID/tenders for 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 on or before **Date 26.03.2026 at Uttar Pradesh Gramin Bank, Regional Office, Ayodhya**. BID will be opened on **Date 27.03.2026, Time: 04.00 PM**. The borrower's attention is invited to provisions of sub section (8) of section 13 of the act in respect of time available to redeem the secured assets.

Sl. No.	Name of Borrowers/ Guarantors/Mortgagors/Legal Heir	Details of Property/ Name of the Owner	Demand Notice Date/ Possession Date/ Possession Type	Outstanding Amount (Rs.)	Reserve Price (INR) / EMD
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Branch: Main Branch-Faizabad, Distt-Ayodhya

1.	Borrower: M/s B.N. Construction , Ram Nagar Pahadganj Ayodhya 224001, Partner: 1. Late Bhup Narayan Tiwari S/o Manokanta Tiwari and 2. Mr. Pramod Kumar Tiwari S/o Late Bhup Narayan Tiwari, Legal Heirs: Sri Pramod Kumar Tiwari, Guarantor: 1. Seema Tiwari W/o Pramod Kumar Tiwari, 2. Pawan Kumar Tiwari S/o Bhup Narayan Tiwari, All R/o Vill- Pahadganj Tehsil Sadar Distt. Ayodhya	Property mortgaged of Sale deed no 1950 dt 21.05.2008 book no 1 zild no 3155 page no 1/48 in the name of Smt Seema Tiwari situated at khata no 100, gata no 123 min (1416-21) Village-Paharganj (B.N.P.), Pargana-Haweli oudh Tehsil-Sadar, Distt. Ayodhya, Area: 758.92 Sq.Mtr. or 8166 Sq.ft., OWNER: Smt Seema Tiwari, Boundaries (As per deed): East: Rasta 20' wide, West: Land of seller, North: Land of Shyam Lal, South: Land of Mittu Lal	11.06.2025	Rs. 7,17,115.00 + Unapplied Interest from Feb 2025 & Other Expenses	62,87,000.00
			02.12.2025		
			Symbolic Possession		

Terms & Conditions of Sale- 1. Interested Bidders have to submit their BID in sealed envelopes along with copy of Pan Card, Adhar Card & Photo (**Clear & Readable BID Serial number & 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 "**Authorised Officer, Uttar Pradesh Gramin Bank**" & payable at Ayodhya, 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/s will be refunded without interest within a week., 3. Successful Bidder will have to deposit 15% of the BID amount (excluding EMD) on the same day in form of Cash and rest 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 forfeited., 4. 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., 5. Authorised Officer will not be held liable for any type of charges /lien/encumbrances/taxes/ Govt. dues and other party claims & dues., 6. Property will not be sold on amount less than the Reserve Price. The successful Bidder will have to entertain all stamp duties & registration Fee at self., 7. If it is found that two or more bidders have the same Bid Amount, the Authorised 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 Borrower/ Guarantor repays full dues to the bank before the Auction then the Auction will be deferred. **Thus Borrowers/ Guarantors have chances to release 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 satisfied & confirmed about the properties. They can visit/inspect the properties by seeking time from the respective branches on any working day from 2:00 pm to 5:00 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://upgbank.com/sarfaesinotice.php>.

30 Days notice to Sale under SARFAESI Act 2002

Notice is hereby given to Borrower(s)/Guarantor(s)/Legal Heirs/Mortgagors 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.

Date : 25.02.2026

Place: Ayodhya

Authorized Officer : Uttar Pradesh Gramin Bank