



**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

**Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002**

Notice is hereby given to the public in general and particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorised Officer of the Bank/Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

**Auction Date & Time :05.05.2025 (11 AM) Auction Place : Regional Office, Pantnagar, Gonda** (Details of the encumbrances known to the secured Creditors : No Known Encumbrances)

Name of the Branch	Description of the immovable Properties Mortgaged / Owner's Name (Mortgagors of Property(ies) All that part and parcel of the property consisting of	A) Date of Demand Notice u/s 13(2) of SARFAESI ACT 2002	A) Reserve Price (Rs. in Lakh)
Name of the Account/		B) Outstanding Amount	B) EMD (last date of deposit of EMD)
Name & Address of the Borrowers/ Guarantors/Account		C) Possession date u/s 13(4) of SARFAESI ACT 2002	C) Bid Increase amount
		D) Nature of Possession (Physical/Symbolic/Constructive)	

**BRANCH : BARGAON, GONDA**

<b>Borrower : Associate Builders &amp; Traders</b> Add.: 906, I.T.I Road Civil Lines Gondadist-Gonda:271001 <b>Partners: (1) Shri Atal Bihari Tripathi</b> S/o Achrajnath Tripathi <b>(2) Shri Santosh Kumar Tripathi</b> S/o Shriatal Bihari Tripathi R/o 906, I.T.I Road, Near Raghukul Vidyapeeth, Civil Lines Gonda, Distt- Gonda 271001 <b>Guarantor : (1) Smt Pooja Tripathi</b> W/o Shri Sarvesh kumar Tripathi <b>(2) Smt Sangya Tripathi</b> W/o Santosh Kumar Tripathi <b>(3) Shri Sarvesh Kumar Tripathi</b> S/o Atal Bihari Tripathi R/o above (1 to 3) 906, I.T.I Road Civil Lines Gonda Distt- Gonda 271001	Description of the Immovable Property: Mortgage of property one kita Plot Gata No. 56, With Total Area 1.2790 of Village-Rudrapur Bisen Gonda, by <b>Sale deed No. (1) 8148</b> , date 15.07.2010 Area-½ Part of 1.2790 Hectare. <b>In the name of Smt. Pooja Tripathi</b> W/O Sarvesh Kumar Tripathi, Situated at Village- Rudrapur Bisen Gonda, Distt- Gonda <b>Sale deed No. (2) 8149</b> , date 15.07.2010 Area-½ Part of 1.2790 Hectare. <b>In the name of Smt. Sangya Tripathi</b> W/o Santosh Kumar Tripathi, Situated at Village- Rudrapur Bisen Gonda, Distt- Gonda. <b>Boundaries (At time of Mortgage):</b> East: Chak Uday Raj & Others, West: Chak Road, North: Tubewell, Nali, South: Chak Tehsildar Singh & others	<b>A) 23.10.2024</b> <b>B) Rs. 1,18,62,380.07</b> + interest & other charges, less recovery, if any w.e.f. 30.09.2024 <b>C) 17.01-2025</b> <b>D) Symbolic</b>	<b>A) Rs. 2,20,00,000.00</b> <b>B) Rs. 22,00,000.00 (04.05.2025)</b> <b>C) Rs. 50,000.00</b>
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Full details of properties / other information is available with the concerned branch. **Terms and conditions:** (1) The said properties shall not be sold for less than the reserve price given above. Properties will be sold to the highest bidder. (2) Earnest money to the person participating in the auction in the form of Pay Order / Demand Draft Earnest Money Deposit (EMD) payable in favor of the concerned branch of Prathama U.P. Gramin Bank to the concerned branch manager one day before the date of auction. Must be submitted by 5:00 PM. (3) At the time of closing the auction, the highest bidder will have to deposit 25 percent of the bid amount as initial deposit through pay order/demand draft, otherwise his EMD will be forfeited. The EMD paid will be adjusted in the down payment amount. EMD of unsuccessful bidders will be returned at the time of auction. (4) The remaining amount of the bid will have to be deposited within 15 days after the acceptance of the sale, otherwise the initial deposit amount deposited by them will be forfeited and the sale will not be confirmed. (5) The buyer will be solely responsible for paying all the municipal/taxes/electricity water/other charges, duties and taxes, whatever they may be, in respect of the property for which the buyer is making his offer. The payment of stamp duty registration will also be borne by the buyer. (6) The Authorized Officer shall have full authority to accept or reject the bid. (7) If the borrower pays the full amount to the bank before the date of sale, the auction will be cancelled. (8) If the day of auction is declared a holiday, the auction shall be conducted on the next day. (9) The earnest money of the bidder in the form of Earnest Money Deposit (EMD) in the form of Pay Order/Demand Draft drawn in favor of concerned branch of Pratham U.P. Gramin Bank shall be deposited with the concerned branch manager by 5.00 pm one day before the date of auction. (10) The said properties will be sold on as is, where is, as is, as is basis. (11) Borrowers/Guarantors are hereby informed to deposit the entire amount (including interest and other expenses) as per demand notice before the date of auction failing which the property will be auctioned and the balance amount, if any, will be recovered with interest and costs.

**Date : 25.03.2025**

**Place : Gonda**

**Authorised Officer, Prathama U.P. Gramin Bank, Gonda (U.P.)**