



PRATHAMA U.P. GRAMIN BANK

(Sponsored by - Punjab National Bank)

Head Office: Ramganga Vihar, Phase-2, Moradabad, U.P.

Regional Office: 18, Sanjay Nagar, District Centre, Raj Nagar, Ghaziabad,
Phone: 0120-2986071, E-mail: rmgzb@prathamaupbank.com

SALE/ AUCTION NOTICE

Sale Auction by inviting Tender under the securitization & Reconstruction of financial Assets and Enforcement of Security Interest Act 2002 of immovable property charged/ mortgaged to Prathama UP Gramin Bank, Head Office: Ram Ganga Vihar, Kanth Road, Moradabad, (formerly known as Sarva UP Gramin Bank and amalgamated with Prathama Bank wef 01.04.2019 by Gazettee Notification No. 853 Dated 22.02.2019 of Government of India), for recovery of the secured debt under: AS IS WHERE IS: and AS IS WHAT IS BASIS" CONDITION in all respects and subject to statutory dues if any:

Sl. No.	Name of the Branch	Name of the Borrower/ Guarantor	Description of the Property	Outstanding Amount (In Lakh)	Reserve Price (in Lakh) / EMD	Date of Possession	Date, Time & Place of Auction
1.	Indirapuram Ghaziabad	Borrower: Sayeed Nayab Hussain S/o Sayeed Rifakat & Mrs. Naaz Begum W/o Sayeed Nayab Hussain. Guarantor: Om Prakash S/o Mr Jaishree. A/c: 9134NC00003205.	Plot situated at Flat No. 849B & 850B, 2nd Floor, Nyay Khand-3, Indirapuram, Ghaziabad. Flat No. 849B Measuring 20.14 sq.mtr., Bounded on East: Adjoining Flat No. 850B, West: Road, South: Flat No. 852B, North: Other. Flat No. 850B Measuring 19.50 sq.mtr., Bounded on East: Other, West: H.No. 849B, South: H. No. 851B, North: Other. The Title deed of said property is registered with SR Ghaziabad on 18.07.2016 in Bahi No.- 1, Zild no 31986, Page no 127 to 184 at Sr. No. 12794.	22.32 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 11.40 & 11.70 EMD 1.14 & 1.17	26.10.2023 (Symbolic Possession)	Date: 07.12.2024, Saturday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
2.	Indirapuram Ghaziabad	Borrower: Dushyant Kumar Sharma S/o Madhusudan Sharma. Guarantor: Mr. Lokesh Kumar Sharma S/o Bal Raj Sharma. A/c: 9134NC00003153	Flat No. E39/4, Madhuban Bapudham, Ghaziabad. Measuring 29.70 sq.mtr., Bounded on East: Passage then flat no. 1, West: Road, North: Flat No. 3, South: Other Block. The Title deed of said property is registered with SR Ghaziabad on 02.05.2016 in Bahi No.- 1, Zild no 11056, Page no 211 to 274 at Sr. No. 4691.	16.43 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 9.20 EMD 0.92	23.11.2023 (Symbolic Possession)	Date: 07.12.2024, Saturday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
3.	Indirapuram Ghaziabad	Borrower: Pooja Rana W/o Vivek Rana Guarantor: Sunil Rao S/o Bithal Rao A/c: 9134NC00003278.	Flat No. F, Block-15/09-B, EWS, 2nd Floor, Madhuban Bapudham, Ghaziabad. Measuring 29.70 sq.mtr., Bounded on East: Flat No. F-Block-15/12 B, West: Open Space, North: Flat No. F-Block - 15/10 B, South: 6Mtr. wide Road. The Title deed of said property is registered with SR II Ghaziabad on 23.08.2016 in Bahi No.- 1, Zild no 11522, Page no 341 to 384 at Sr. No. 9300.	12.20 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 7.00 EMD 0.70	30.05.2019 (Symbolic Possession)	Date: 22.11.2024, Friday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
4.	Indirapuram Ghaziabad	Borrower: Nikhil Jain S/o Mr. Rahul Jain Guarantor: Mrs. Chhaci Agarwal w/o Sh. Vikas Agarwal. A/c: 9134NC00003472	Flat No. E-40/01C, EWS, 3rd Floor, Madhuban Bapudham, Ghaziabad. Measuring 29.70 sq.mtr., Bounded on East: Open Space, West: H.No. 04-C, North: Road 6 Mtr. wide, South: H.No. 02-C. The Title deed of said property is registered with SR II Ghaziabad on 07.06.2017 in Bahi No.- 1, Zild no 12497, Page no 165 to 216 at Sr. No. 5270.	12.70 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 6.70 EMD 0.67	11.07.2024 (Physical Possession)	Date: 22.11.2024, Friday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
5.	Indirapuram Ghaziabad	Borrower: Nisha Pal W/o Pradeep Pal Guarantor: Mr. Jaiveer Singh S/o Harswaroop. A/c: 9134NC00003056	Flat No. E-09/01C, Madhuban Bapudham, Ghaziabad. Measuring 29.70 sq.mtr., Bounded on East: Open Space, West: H.No. 3C, North: Road 6 Mtr. wide, South: Flat No. 2C. The Title deed of said property is registered with SR II Ghaziabad on 09.03.2016 in Bahi No.- 1, Zild no 10844, Page no 305 to 360 at Sr. No. 2677.	11.28 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 6.70 EMD 0.67	26.12.2018 (Symbolic Possession)	Date: 22.11.2024, Friday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
6.	Indirapuram Ghaziabad	Borrower: Lalit Mohan Pant S/o Kailash Chandra & Himani Pant W/o Lalit Mohan Pant Guarantor: Sh. Shekhar Chander. A/c: 9134NC00002233.	Plot Flat No. 531, 2nd Floor, EWS, Nyay Khand-2, Indirapuram, Ghaziabad. Measuring 19.505 sq.mtr., Bounded on East: 532B, West: 526B, North: Block, South: 530B. The Title deed of said property is registered with SR Ghaziabad on 30.12.2023 in Bahi No.- 1, Zild no 26558, Page no 21 to 68 at Sr. No. 49197.	10.68 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 11.20 EMD 1.12	23.11.2023 (Symbolic Possession)	Date: 07.12.2024, Saturday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
7.	Indirapuram Ghaziabad	Borrower: Niranjan Kumar S/o Sh. Chatar Singh & Pankaj Tripathi S/o Krishan Kant Tripathi. Guarantor: Mr. Arvind Kumar S/o Mahipal Sharma. A/c: 9134NC00002774.	F-4/13A, EWS, First Floor, Madhuban, Bapudham, Ghaziabad. Measuring 29.70 sq.mtr., Bounded on East: H.No. 14A, West: Road 6 mtr. wide, North: H.No. 12A, South: H.No. 16A. The Title deed of said property is registered with SR II Ghaziabad on 28.07.2015 in Bahi No.- 1, Zild no 9977, Page no 259 to 304 at Sr. No. 9109.	10.92 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 8.10 EMD 0.81	15.06.2018 (Symbolic Possession)	Date: 22.11.2024, Friday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
8.	Indirapuram Ghaziabad	Borrower: Salman Ansari S/o Maqbool Hussain. Guarantor: Mr. Rajender S/o Sh. Narayan Singh. A/c: 9134NC00003223.	Plot Situated at Flat No. 362, EWS, Ground Floor, Nyay Khand-3, Indirapuram, Ghaziabad. Measuring 24.65 sq.mtr., Bounded on East: Flat No. 371, West: Passage then Flat No. 363, North: Flat No. 361, South: Flat No. 367. The Title deed of said property is registered with SR Ghaziabad on 04.07.2016 in Bahi No.- 1, Zild no 31902, Page no 271 to 322 at Sr. No. 11939.	13.40 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 12.70 EMD 1.27	12.12.2023 (Symbolic Possession)	Date: 07.12.2024, Saturday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Indirapuram, Ghaziabad.
9.	Baghpat	Borrower: Mrs. Salma W/o Taj Mohammad. Guarantor: Mr. Gayyur Malik S/o Hanif & Smt. Shabra W/o Munna. A/c: 9242ND00003050.	Plot Situated at House Municipal No. 415, Khasra No. 782/6, Mugalpura, Tehsil & Distt. Baghpat. Measuring 25.25 sq.mtr., Bounded on East: 14.6 Feet, West: 15.6 Feet, North: 18 Feet, South: 18 Feet. The Title deed of said property is registered with SR I Baghpat on 09.12.2020 in Bahi No.- 1, Zild no 7220, Page no 115 to 138 at Sr. No. 6670.	4.66 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 6.75 EMD 0.68	14.03.2024 (Symbolic Possession)	Date: 09.12.2024, Monday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Baghpat.
10.	Baghpat	Borrower: Mr. Khalid S/o Ramzan. Guarantor: Shahjahan W/o Islam & Salman S/o Yakoob. A/c: 92429000003142.	Measuring 60.20 sq.mtr., Situated at Mohalla Mata Colony, Baghpat Bounded on East: House of Mr. Kallu, West: Plot of Mr. Kalua, North: Rasta, South: Plot of Mr. Mehadin. The Title deed of said property is registered with SR Baghpat on 27.07.2021 in Bahi No.- 1, Zild no 7439, Page no 193 to 214 at Sr. No. 4487.	7.28 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 15.00 EMD 1.50	14.03.2024 (Symbolic Possession)	Date: 09.12.2024, Monday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Baghpat.
11.	Baghpat	Borrower: Mrs. Shabana S/o Moji. Guarantor: Smt. Muneeza Begam W/o Sh. Sherdin & Smt Shahjahan W/o Mr. Islam. A/c: 9242NC00003115.	Measuring 41.80 sq.mtr., Situated at Part of Khasra No. 782/2, Nai Basti, Near Kabristan Mohalla Mugalpura, Baghpat, Bounded on East: House of other, West: House of Rani, North: House of Mr. Afzal, South: Rasta. The Title deed of said property is registered with SR Baghpat on 20.09.2021 in Bahi No.- 1, Zild no 7497, Page no 359 to 382 at Sr. No. 5816.	6.46 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 14.00 EMD 1.40	12.01.2024 (Symbolic Possession)	Date: 09.12.2024, Monday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Baghpat.
12.	Baghpat	Borrower: Mr. Mauseen S/o Mr. Yameen. Guarantor: Mrs. Naushadi W/o Mr. Sabir & Mr. Yusuf S/o Mohd Umar. A/c: 9242NC00003182.	Measuring 29.63 sq.mtr., Situated at Mohalla Mata Colony, Baghpat, Bounded on East: Gali, West: Plot Mr. Sakil, North: Plot of Mr. Nawab, South: Plot of Mr. Yameen. The Title deed of said property is registered with SR Baghpat on 25.07.2006 in Bahi No.- 1, Zild no 7876, Page no 299 to 318 at Sr. No. 6072.	5.59 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 8.25 EMD 0.83	03.08.2024 (Symbolic Possession)	Date: 09.12.2024, Monday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Baghpat.
13.	Baghpat	Borrower: Mr. Naushad S/o Sameer. Guarantor: Mr. Aaki S/o Shakil & Mr. Rajudeen S/o Mr. Varees. A/c: 92429300000225.	Measuring 62.70 sq.mtr., Situated at Mohalla Mata Colony, Baghpat, Bounded on East: House of Mr. Azad, West: Rasta, North: Plot of Mr. Rishu, South: Plot of Mr. Varees. The Title deed of said property is registered with SR Baghpat on 17.02.2022 in Bahi No.- 1, Zild no 7659, Page no 359 to 378 at Sr. No. 1124.	4.95 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 15.50 EMD 1.55	03.08.2024 (Symbolic Possession)	Date: 09.12.2024, Monday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Baghpat.
14.	Baghpat	Borrower: Mrs. Shahjahan W/o Islam. Guarantor: Khalid S/o Ramzan & Islam S/o Sareef. A/c: 92429300000160.	Measuring 29.00 sq.mtr., Situated at House Municipal No. 324, Mata Colony Near Madina Majid, Baghpat, Measuring 74.83 sq.mtr., Bounded on East: House of Mr. Wasid Qureshi, West: House of Mr. Kalu, North: Plot of Others, South: Rasta. The Title deed of said property is registered with SR Baghpat on 24.07.2021 in Bahi No.- 1, Zild no 7436, Page no 49 to 66 at Sr. No. 4416.	5.7 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 10.25 EMD 1.03	14.03.2024 (Symbolic Possession)	Date: 09.12.2024, Monday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Baghpat.
15.	Rajnagar Ghaziabad	Borrower: Shailendra Mishra S/o Sarvesh Narayan Mishra & Smt. Bindyvasini Mishra W/o Sh. Shailendra Mishra. Guarantor: Budha Singh S/o Sh. Nihal Singh. A/c: 9128NC00003475.	House No. 99A & 100 A, Second Nyay Khand, Indirapuram, Ghaziabad, Measuring 39.645 sq.mtr., Bounded on East: House No. 102A, West: Road 8.5 mtr. wide at Ground Floor, North: H.No. 97A & 98A, South: Block. The Title deed of said property is registered with SR 4 Ghaziabad on 19.06.2017 in Bahi No.- 1, Zild no 33576, Page no 295 to 346 at Sr. No. 9498.	23.10 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 23.00 EMD 2.30	07.12.2019 (Symbolic Possession)	Date: 25.11.2024, Monday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Rajnagar Ghaziabad.

Contact Person: 1. Mr. Sumit Malik, Senior Manager 7217029134 (Indirapuram Ghaziabad, For Sr. No. 1-8), 2. Mr. Surendra Mehto, Manager 7217029242 (Baghpat, For Sr. No. 9-14), 3. Kshemendra Kumar Agarwal, Chief Manager 7217029128 (Rajnagar Ghaziabad, For Sr. No. 15).

Terms & Conditions: 1. Persons participating in Auction should deposit earnest amount between 10:00 am to 4:00 pm to given as under:

Branch: Indirapuram, Ghaziabad, Earnest Money upto Date: 06.12.2024 (Sr. No. 1,2,6,8,), 21.11.2024 (Sr. No. 3,4,5,7) DD in favour of Prathama UP Gramin Bank, Indirapuram Ghaziabad.

Branch: Baghpat, Earnest Money upto Date: 07.12.2024 (Sr. No. 9 to 14), DD in favour of Prathama UP Gramin Bank, Baghpat.

Branch: Rajnagar, Ghaziabad, Earnest Money upto Date: 06.12.2024 (Sr. No. 15), DD in favour of Prathama UP Gramin Bank, Rajnagar, Ghaziabad.

2. The successful bidder shall bear all stamp duty, Registration fee, incidental expenses etc. for getting the sale certificate registered.

3. The balance bid amount will be deposited within 15 days from the date of confirmation of the sale by the secured creditor or the Authorised officer. In case of default, all amounts deposited till then shall be forfeited.

4. The Authorised officer reserves the right to accept or reject any bid or postpone or cancel the auction and also to modify any terms & conditions of this sale without any prior notice.

5. For inspection of the property and more particulars our branches as mentioned above, may be contacted during office hours on or before Auction date.

6. Auction will be cancelled if borrower/ Guarantor deposit all dues before the date of Auction. 8. Auction will start as time mentioned above.

THIS PUBLICATION IS GIVEN TO INFORM THE ABOVE REFERRED BORROWER/GUARNATOR/MORTGAGER/OWNER ALSO ABOUT THE SALE UNDER RULE 8 & 9 OF SARFAESI -ACT 2002.

Date: 06.11.2024

Authorised Officer Prathama U.P. Gramin Bank, Regional Office, Ghaziabad