



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.	Rajnagar Ghaziabad	Borrower: Shalendra Mishra S/o Sarvesh Narayan Mishra & Smt. Bindyavasi Mishra W/o Sh. Shalendra 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 (Physical Possession)	Date: 19.12.2024, Thursday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Rajnagar Ghaziabad.
2.	Vijaynagar Ghaziabad	Borrower: Ram Narayan Poddar S/o Upendra. Guarantor: Sh. Bhupendra Singh S/o Sh. Surendra Singh. Sh. Kirat Ram Lakhera S/o Sh. Lokmani Lakhera. A/c: 9135NC00030309 & 91359300002444.	H No C-227, block C Nand Nikunj, Nand Gram, Ghaziabad. Measuring 26.65 sq.mtrs. The title deed of said property is registered with SR III Ghaziabad 1st Vol 6154 on 11.01.2010 in page no 01 to 16 at sr no 209. Bounded By East: H.No. 228, West: H.No. 226, North: House Digar, South: Road.	6.71 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 13.50 EMD 1.35	16.08.2024 (Symbolic Possession)	Date: 04.01.2025, Saturday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Vijaynagar Ghaziabad.
3.	Vijaynagar Ghaziabad	Borrower: Mr. Laxmi Narayan Poddar S/o Upendra Poddar. Guarantor: Sh. Bhupendra Singh Bindra S/o Sh. Surendra Singh Bindra. A/c: 9135NC00030318 & 91359900000036.	H No C-228, situated at Nand Gram, Ghaziabad in the name of Mr. Laxmi Narayan Poddar S/o Upendra Poddar (Mortgagor) Measuring 26.65 sq.mtrs. The title deed of said property is registered with SR III Ghaziabad on 11.01.2010 Bahi No. 1, Zild No. 6153, Page No. 391 to 416 at Sr. No. 208, Bounded By East: H.No. 229, West: H.No. 227, North: House Others, South: Road 3.68 mtr. wide.	7.00 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 13.50 EMD 1.35	07.05.2024 (Symbolic Possession)	Date: 04.01.2025, Saturday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Vijaynagar Ghaziabad.
4.	Railway Road Meerut	Borrower: Mrs. Manju Sharma W/o Rakesh Sharma & Mr. Shivam Sharma S/o Mr. Rakesh Sharma. Guarantor: Kumari Shikha Sharma D/o Mr. Rakesh Sharma. A/c: 9155ND00003012.	Residential House No. 230, Mohalla Ganeshpuri (Near Om Nagar) North Sardhana, Revenue Village Dantal, Meerut in the name of Mrs. Manju Sharma W/o Mr. Rakesh Sharma (Mortgagor) Measuring 125.42 sq.mtrs. The title deed of said property is registered with SR IV Meerut on 18.07.2005 in Bahi No. 1, Zild No. 1368, Page No. 359 to 376 at Sr. No. 2817, Bounded By East: 20 Feet/Rasta 12 Feet wide, West: 20 Feet/ House of Bijendra, North: 67.6 Feet/ House Smt. Sarita, South: 67.6 Feet/ Plot Sh. Om Prakash.	12.95 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 41.75 EMD 4.18	31.10.2023 (Symbolic Possession)	Date: 07.01.2025, Tuesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Railway Road, Meerut.
5.	Railway Road Meerut	Borrower: Mrs. Sangeeta W/o Mr. Bunty & Mr. Bunty S/o Mr. Nagin Chand. Guarantor: Mr. Deepak Kumar S/o Mr. Gulshan Kumar. A/c: 9155ND00003021.	Commercial Basement Shop No. BS-12, Metro Plaza, Delhi Road, Meerut in the name of Mrs. Sangeeta W/o Mr. Bunty (Mortgagor) Measuring 10.68 sq.mtrs. The title deed of said property is registered with SR III Meerut on 18.11.2011 in Bahi No. 1, Zild No. 7263, Page No. 121 to 144 at Sr. No. 14698, Bounded By East: 10 Feet Adjoining Corridor, West: 10 Feet Adjoining Unit No BS-10, North: 11.6 Feet Adjoining Unit No. BS-12A, South: 11.6 Feet Adjoining Corridor.	4.06 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 10.50 EMD 1.05	14.02.2024 (Symbolic Possession)	Date: 07.01.2025, Tuesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Railway Road, Meerut.
6.	Railway Road Meerut	Borrower: Mr. Gaurav Aggarwal S/o Mr. Naresh Kumar Aggarwal & Mrs. Priyank Aggarwal W/o Mr. Gaurav Aggarwal. Guarantor: Mr. Dharmendra Kumar Garg S/o Mr. Rajendra Kumar Garg. A/c: 9155NC00003705.	Residential First Floor Flat No. FF-2, Plot No.2, Khasra No. 305, Dwarkapuri Extension Colony, Meerut, UP in the name of Mr. Gaurav Kumar Aggarwal S/o Mr. Naresh Kumar Aggarwal (Mortgagor), Measuring 83.51 sq.mtrs. The title deed of said property is registered with SR III Meerut on 02.02.2017 in Bahi No. 1, Zild No. 11859, Page No. 351 to 382 at Sr. No. 626, Bounded By East: Plot of Others on Ground Floor, West: Common Passage on Ground Floor thereafter Rasta 25 Feet wide, North: Property No. 1, South: Property No. 3.	18.67 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 17.80 EMD 1.78	11.07.2024 (Symbolic Possession)	Date: 07.01.2025, Tuesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Railway Road, Meerut.
7.	Railway Road Meerut	Borrower: Mrs. Rajrani W/o Mr. Bijendra Kumar & Mr. Anuj Kumar S/o Mr. Rajesh Kumar. Guarantor: Mr. Gourav Agarwal S/o Mr. Rajesh Agarwal. A/c: 91559300003159.	Residential House on part of Plot No. 33, Khasra No. 5755, Phool Bagh Colony Meerut, SR I Meerut on 21.10.2021, Bahi No. 1, Zild No. 8200, Page No. 193-214, Sl.No. 10631.	5.03 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 23.10 EMD 2.31	17.10.2024 (Symbolic Possession)	Date: 07.01.2025, Tuesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Railway Road, Meerut.
8.	Railway Road Meerut	Borrower: Mr. Saleem Ahmad Khan S/o Mr. Mustaqeem Ahmad. Guarantor: Smt. Yameen Khan W/o Saleem Khan. A/c: 9155NC00003501.	All that part and parcel of the property consisting of Residential Flat No. S-6, Second Floor, Plot No. GE/N-91, Gardenia Estate, Revenue Village, Noor Nagar Meerut UP in the name of Mr. Saleem Ahmad S/o Mr. Mustaqeem Ahmad (Mortgagor), withing the registration sub District Meerut and District Meerut. Bounded By East: Plot No. N-90 on Ground Floor, West: Common wall then Flat No. S-5, Naushad then Plot No. N-92 on Ground Floor, North: Plot No. N-72 on Ground Floor, South: Common Passage and Stairs and Rasta 12 mtr. wide on Ground Floor.	14.72 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 13.80 EMD 1.38	03.09.2024 (Symbolic Possession)	Date: 07.01.2025, Tuesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Railway Road, Meerut.
9.	Railway Road Meerut	Borrower: Mr. Yameen S/o Mr. Hafijuddin. Guarantor: Mohd. Imran S/o Mohd. Islam. A/c: 9155NC00004272 & 91559300003405.	Part of House No. 91, Sarai Khair Nagar, Gular Wali Gali, Meerut, U.P. Pin 250002 in the name of Mr. Yameen S/o Mr. Hafijuddin (Mortgagor), Measuring 50.66 sqmtr. Bounded By East: 31'3" thereafter remaining part of House No. 91, West: 32'9" thereafter House of Noor Mohammad, North: 17'1" thereafter House of Ghyesuddin, South: 17 Feet thereafter passage 10 Feet wide.	27.21 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 24.75 EMD 2.48	17.10.2024 (Symbolic Possession)	Date: 07.01.2025, Tuesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Railway Road, Meerut.
10.	Rohta Road Meerut	Borrower: Mr. Rakesh Kumar S/o Mr. Puran Chand, Mr. Amit Rahi S/o Mr. Rakesh Kumar, Mr. Sunny Rahi S/o Mr. Rakesh Kumar. Guarantor: Mr. Bhopal Singh S/o Mr. Shivnath Prasad. A/c: 9170NC00003063.	Residential House at East Part of Plot No. 7, Part of Khasra No. 1036, Chaudhary Colony, Maliyana Baghat Road Meerut U.P. Pin 250002 in the name of Mr. Rakesh Kumar S/o Late Mr. Puran Chand, Mr. Amit Rahi S/o Mr. Rakesh Kumar, Mr. Sunny Rahi S/o Mr. Rakesh Kumar (Mortgagor), Measuring 83.61 sqmtr. Bounded By East: 30 Feet/ Hosue of Siyanand S/o Sh. Mukhram, West: 30 Feet/ House of Kamlesh Kumar Constructed on remaining part of Plot No. 7, North: 30 Feet / Property of Smt. Sunita Devi W/o Surendra, South: 30 Feet/ Rasta 14 Feet wide.	10.15 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 28.00 EMD 2.80	23.10.2024 (Symbolic Possession)	Date: 08.01.2025, Wednesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Rohta Road, Meerut.
11.	Rohta Road Meerut	Borrower: Mrs. Deepa Tondon W/o Shri Akash Tondon. Guarantor: Sh. Anuj Bhardwaj S/o Naipal Singh. A/c: 9170NC00003124.	Residential Flat no. 18, Second Floor Constructed on Plot No. C 78 & C 80, Khasra No. M.2113 & 2114 & Plot No. C 78/1, Part of Khasra No. 294, situated at Pratap Vihar Colony, Meerut in the name of Smt. Deepa Tondon W/o Shri Akash Tondon, Measuring 50.37 sqmtr. The Title Deed of Said Property is registered with SR Sadar III Meerut on 30.11.2017 in Bahi No. 1, Zild No. 12516, Page No. 287 to 324 at Sl.No. 10150. Bounded By East: Plot No. C 80/1 on Ground Floor, West: Common Passage, Stair & Road 12 Feet wide on Ground Floor, North: Common Passage & Stair Flat No. 17, South: Flat No. 19.	10.48 Lakh + Intt. + Other charges-Recovery if any.	Reserve Price 13.00 EMD 1.30	04.02.2023 (Symbolic Possession)	Date: 08.01.2025, Wednesday, Time: 12:00 pm to 2:00 pm Place: Prathama UP Gramin Bank BO: Rohta Road, Meerut.

Contact Person: 1. Mr. Kshendra Kumar Agarwal, Chief Manager 7217029128 (Rajnagar Ghaziabad, For Sr. No. 1), 2. Richa Mishra, Senior Manager 7217029135 (Vijay Nagar, For Sr. No. 2-3), 3. Mr. Suraj Kumar Soni, Senior Manager 7217029155 (Railway Road Meerut, For Sr. No. 4-9), 4. Lachhi Ram, Manager 7217029170 (Rohta Road Meerut, For Sr. No. 10-11).

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

Branch: Rajnagar, Ghaziabad, Earnest Money upto Date: 18.12.2024 (Sr. No. 1) DD in favour of Prathama UP Gramin Bank, Rajnagar Ghaziabad.

Branch: Vijay Nagar Ghaziabad, Earnest Money upto Date: 03.01.2025 (Sr. No. 2 to 3), DD in favour of Prathama UP Gramin Bank, Vijay Nagar Ghaziabad.

Branch: Railway Road, Meerut, Earnest Money upto Date: 06.01.2025 (Sr. No. 4-9), DD in favour of Prathama UP Gramin Bank, Railway Road, Meerut.

Branch: Rohta Road, Meerut, Earnest Money upto Date: 07.01.2025 (Sr. No. 10-11), DD in favour of Prathama UP Gramin Bank, Rohta Road, Meerut

2. The said property will not be sold below the reserve price given. One with highest bid will get be consider The Successful bidder should deposit 25% of the bid amount (inclusive of EMD) on the same day of the sale in cash or DD drawn as above.

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

5. 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.

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

7. Auction will be cancelled if borrower/ Guarantor deposit all dues before the date of Auction. 8. Auction will starts 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: 03.12.2024

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