



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
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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 Branch 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	Description of the Property/ies	Outstanding Amount	Reserve Price (in Lakh) Earnest Money Deposit (in Lakh) Date of Possession	Date, Time & Place of Auction
1.	Indirapuram (Ghaziabad)	Borrowers: Smt. Deepa Chaudhari w/o Sh. Surendra Kumar Guarantor: Sh. Ramesh Gupta s/o Sh. Babu Lal Gupta (9134NC00002534 & 9134930000637).	H.no. E-14/5, EWS Ground Floor Madhuban Bapudham Govindpuram, Ghaziabad. Measuring 29.70 sq.mt. The title deed of said property is registered with SR II Ghaziabad on 14.08.2014 in Bahi no. 1 Jild no. 8730 Pages 169 to 214 at Sl.no. 10275.	Rs. 16,45,687.00 + Intt. w.e.f. 30.09.2019 + Other charges Recovery if any.	Reserve Price: 14.32 EMD Price: 1.43 Possession Date 01.09.2020 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
2.	Indirapuram (Ghaziabad)	Borrower: Sh. Ashish Kumar s/o Sh. Rishipal Guarantor: Sh. Kalyan Gain (9134NC00003117).	Flat No. 302 (EWS) Ground Floor, Nyay Khand I, Indirapuram Ghaziabad. Measuring: 24.65 sq.mt. The title deed of said property is registered with SR IV Ghaziabad on 01.04.2016 in Bahi no. 1, Jild no. 31347, Pages 249 to 300 at Sl.no. 5804.	Rs. 12,71,845.00 + Intt. w.e.f. 30.03.2019 + Other charges Recovery if any.	Reserve Price: 8.73 EMD Price: 0.87 Possession Date 15.11.2019 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
3.	Indirapuram (Ghaziabad)	Smt. Manju Lata Baral w/o Sh. Rabinra Baral (9134NC2075) Guarantor: Shri Vasudev Raut s/o Shri Jalandhar Raut & Shri Amit Sharma s/o Shri Ram Sharma 9134NC00002075.	S.K. 1/282 (LIG) GF, Shakti Khand I Indirapuram, Ghaziabad. Area 28.90 Sqmt. The title deed of said property is registered with SR IV Ghaziabad on 27.11.2013 in Bahi no.1, Jild no. 26271, Pages 333 to 398, at Sl.no. 44898.	Rs. 18,74,239.00 + Intt. w.e.f. 01.06.2017 + Other charges Recovery if any.	Reserve Price: 10.58 EMD Price: 1.06 Possession Date 15.06.2018 (Physical Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
4.	Indirapuram (Ghaziabad)	Smt. Manju Saxena w/o Shri Muneesh saxena. Guarantor: Shri Vijay Gupta s/o Shri Ramesh Gupta (9134NC00002640).	H. No. F 8/4, EWS ground floor Madhuban Bapudham, Ghaziabad, Area 29.70 Sqmt. The title deed of said property is registered with SR II Ghaziabad on 23.03.2015 in Bahi no.1, Jild no. 9466, Pages 319 to 366, at Sl.no. 3603.	Rs. 11,90,104.00 + Intt. w.e.f. 30.09.2019 + Other charges Recovery if any.	Reserve Price: 12.05 EMD Price: 1.21 Possession Date 31.08.2020 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
5.	Indirapuram (Ghaziabad)	Borrower: Sh. Nikhil Jain s/o Sh. Rahul Jain Mob. No. : 9811111668 Guarantor: Smt. Chavi Agarwal w/o Sh. Vikash Agarwal (9134NC00003472).	Flat No. E-40/01C, EWS, 3rd Floor, Madhuban Bapudham, Ghaziabad. Area: 29.70 sq.mt. The title deed of said property is registered with SR II Ghaziabad on 07.06.2017 in Bahi no. 1 Jild no. 12497 Pages 165 to 216 at Sl.no. 5270.	Rs. 12,69,863.00 + Intt. w.e.f. 01.10.2018 + Other charges Recovery if any.	Reserve Price: 7.88 EMD Price: 0.79 Possession Date 05.08.2019 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
6.	Indirapuram (Ghaziabad)	Borrower: Smt. Pinki Singh w/o Sh. Om Prakash Mob. No. 9899928228 Guarantor: Sh. Ragib Khan s/o Sh. Shabir Khan 9134NC-00002215	H.no.485-C, 3rd floor, Nyay Khand III, Indirapuram, Ghaziabad. Area 20.14 Sqmt. The title deed of said property is registered with SR IV Ghaziabad on 30.12.2013 in Bahi no. 1 Jild no. 26558 Pages 187 to 228 at Sl.no. 49202.	Rs. 10,01,312.00 + Intt. w.e.f. 30.03.2019 + Other charges Recovery if any.	Reserve Price: 10.31 EMD Price: 1.03 Possession Date 31.08.2019 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
7.	Indirapuram (Ghaziabad)	Borrower: Smt. Pooja Rana w/o Sh. Vivek Rao Rana Mob. No. 9811939972 Guarantor: Sh. Sunil Rao s/o Sh. Vithal Rao 9134NC00003278	Flat no- F Block-15/09-B, EWS, 2nd floor, Madhuban Bapudham Ghaziabad. Area 29.70 sq.mt. The title deed of said property is registered with SR II Ghaziabad on 23.08.16 in Bahi no. 1 Jild no. 11522 Pages 341 to 384 at Sl.no. 9300.	Rs. 12,20,352.00 + Intt. w.e.f. 01.10.2018 + Other charges Recovery if any.	Reserve Price: 7.88 EMD Price: 0.79 Possession Date 30.05.2019 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
8.	Indirapuram (Ghaziabad)	Borrowers: Sh. Banti Singh s/o Sh. Kripal Singh. Co-borrower: Smt. Manju Chaudhary w/o Sh. Banti Singh Guarantor: Sh. Udhay Singh Sirohi s/o Sh. Yashveer Singh (9134NT00003073)	House no. F-28/04A, ESW 1st Floor Madhuban Bapudham Ghaziabad. Measuring: 29.70 sq.mt. The title deed of said property is registered with SR II Ghaziabad on 22.05.2017 in Bahi no. 1, Jild no. 12428, and Pages 1 to 42 at Sl.no. 4591.	Rs. 9,20,140.00 + Intt. w.e.f. 01.07.2020 + Other charges Recovery if any.	Reserve Price: 8.06 EMD Price: 0.81 Possession Date 06.09.2021 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
9.	Indirapuram (Ghaziabad)	Borrowers: Sh. Deepak Kumar s/o Sh. Rajendra Prasad & Smt. Pinki Devi s/o Sh. Deepak Kumar Mob:9810748017 Guarantor: Sh. Ritesh Kumar s/o Sh. Lal Mohar Sharma (9134NT00002995).	H.no- 151, Ground Floor Nyay Khand III, Indirapuram Ghaziabad. Measuring 24.65 sq.mt. The title deed of said property is registered with SR IV Ghaziabad, on 21.03.2017 in Bahi no. 1 Jild no. 33036 Page no. 277 to 324 at Sl.no. 3477.	Rs. 11,15,276.00 + Intt. w.e.f. 30.09.2019 + Other charges Recovery if any.	Reserve Price: 9.66 EMD Price: 0.97 Possession Date 05.03.2020 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
10.	Indirapuram (Ghaziabad)	Borrower: Sh. Devjeet s/o Sh. Ranjeet Singh Mob. No. 8860271520 Guarantor: Sh. Sukhdev Rao s/o Sh. Bithhal Rao 9134NC-00003092	Flat No. F-3/08 B, EWS 2nd floor, Madhuban Bapudham, Ghaziabad. Area 29.70 sq.mt. The title deed of said property is registered with SR II Ghaziabad on 21.03.2016 in Bahi no. 1 Jild no. 10892 Pages 365 to 422 at Sl.no. 3145.	Rs. 13,04,454.00 + Intt. w.e.f. 30.03.2019 + Other charges Recovery if any.	Reserve Price: 7.88 EMD Price: 0.79 Possession Date 16.08.2019 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
11.	Indirapuram (Ghaziabad)	Borrower: Sh. Sangam Bhojpuria s/o Sh. Umesh Chand Bhojpuria Guarantor: Sh. Gavendra Pal Singh s/o Sh. Nihal Singh 9134NC00001988	Flat no. 47 A, 1st Floor Nyay Khand 3 Indirapuram Ghaziabad, Area: 15.60 sq.mt. The title deed is registered with SR IV Ghaziabad on 03.09.2013 in Bahi no. 1 Jild no. 25798 Pages 1 to 40 at Sl.no. 38383.	Rs. 8,99,609.00 + Intt. w.e.f. 30.09.2019 + Other charges Recovery if any.	Reserve Price: 8.69 EMD Price: 0.87 Possession Date 05.03.2020 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
12.	Indirapuram (Ghaziabad)	Borrowers: Smt. Asha w/o Late Sh. Naresh Kumar Guarantor: Sh. Munendra Kumar s/o Sh. Aman Singh (9134NC00003269)	Flat no 10/16C, 11rd floor Block F Madhuban Bapudham, Ghaziabad. Measuring 29.70 sq.mt. The title deed of said property is registered with SR II Ghaziabad on 22.08.2016 in Bahi no. 1 Jild no. 11517 Pages 1 to 54 at Sl.no. 9245.	Rs. 12,06,368.00 + Intt. w.e.f. 30.09.2019 + Other charges Recovery if any.	Reserve Price: 7.13 EMD Price: 0.72 Possession Date 31.08.2020 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
13.	Indirapuram (Ghaziabad)	Borrowers: Smt. Nisha Pal w/o Sh. Pradeep Kumar Guarantor: Sh. Jalveer Singh s/o Sh. Hansaroop (9134NC00003056)	Flat no. E-09/01-C, EWS Third floor, Madhuban Bapudham, Ghaziabad. Measuring: 29.70 sq.mt. The title deed of said property is registered with SR-II, Ghaziabad, on 09.03.2016 in Bahi no. 1 Jild no. 10844 Page no. 305 to 360 at Sl.no. 2677.	Rs. 11,28,271.00 + Intt. w.e.f. 01.05.2018 + Other charges Recovery if any.	Reserve Price: 7.26 EMD Price: 0.73 Possession Date 26.12.2018 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
14.	Indirapuram (Ghaziabad)	Borrower: Smt. Sushma Chaudhari w/o Sh. Mange Ram Guarantor: Sh. Mange Ram s/o Sh. Lakhpat Singh 9134NC-00000589	H.no. B-111, 11nd Floor Nyay khand III Indirapuram Ghaziabad. Area: 19.505 sq.mt. The title deed is registered with SR IV Ghaziabad on 30.07.2010 in Bahi no. 1 Jild no. 16025 Pages 277 to 298 at Sl.no. 20017.	Rs. 4,37,642.00 + Intt. w.e.f. 30.09.2019 + Other charges Recovery if any.	Reserve Price: 9.83 EMD Price: 0.98 Possession Date 05.03.2020 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
15.	Indirapuram (Ghaziabad)	Borrowers: Smt. Suneeta Pal w/o Sh. Rajender Singh & Sh. Rajendra Singh s/o Sh. Ramveer Singh Guarantor: Sh. Jai Singh Samaniya s/o Sh. Badan Singh (9134NC00003047).	Flat no- E-738, (EWS T/S) Block- E Ground Floor Sector-11, G M P Residential colony, Pratap Vihar Ghaziabad. Measuring 25.80 sq.mt. The title deed of said property is registered with SR V Ghaziabad on 04.03.16 in Bahi no. 1 Jild no. 5338 Pages 79 to 134 at Sl.no. 1169.	Rs. 11,00,320.00 + Intt. w.e.f. 30.09.2019 + Other charges Recovery if any.	Reserve Price: 9.55 EMD Price: 0.96 Possession Date 06.03.2020 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
16.	Indirapuram (Ghaziabad)	Borrowers: Shri Ramshabd s/o Shri Dashrath Guarantor: Sh. Naveen Chandra s/o Sh. Tara Singh (9134NC00002622)	Flat no- 167 Ground Floor, Nyay Khand II, Indirapuram Ghaziabad. Measuring 24.65 sq.mt. The title deed of said property is registered with SR IV Ghaziabad on 27.01.2015 in Bahi no. 1 Jild no. 29077 Pages 55 to 120 at Sl.no. 1701.	Rs. 9,92,143.00 + Intt. w.e.f. 01.07.2020 + Other charges Recovery if any.	Reserve Price: 11.97 EMD Price: 1.20 Possession Date 04.09.2021 (Symbolic Possession)	Date: 25.11.2022, Friday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Indirapuram, Address: Behind Jaipuria Mall Ahinsha Khand 1 Indirapuram Ghaziabad.
17.	Govindpuram (Ghaziabad)	Borrowers: Smt. Manju Singh d/o Sh. Prem Singh Guarantor: Smt. Shakuntala Dhami w/o Sh. Dev Bahadur 9166870000362	Flat no. B-36 on Ground Floor Lalpat Nagar (THA) Ghaziabad. Measuring: 20.314 sq.mt. The title deed of said property is registered with SR III Ghaziabad on 21.08.2012 in Bahi no. 1 Jild no. 8549, and Pages 91 to 114 at Sl.no. 9483.	Rs. 8,56,266.00 + Intt. w.e.f. 01.01.2022 + Other charges	Reserve Price: 13.78 EMD Price: 1.38 Possession Date 23.06.2022 (Symbolic Possession)	Date: 28.11.2022, Monday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Govindpuram, Address: D-489, in Front of Spring Govindpuram, Ghaziabad.
18.	Govindpuram (Ghaziabad)	Borrowers: Sh. Nempal Singh s/o Sh. Pooran Singh Guarantor: Sh. Vinod Kumar s/o Sh. Nempal Singh and Mrs. Gangawati w/o Ganga Devi w/o Nempal Singh 91668700003312	Residential Plot Part of Khasra No.500 situated at Village Dasna Pargana Dasna Now House No.452 Gali no.09, Indergarhi, Dasna Ghaziabad. Measuring: 50.166 sq.mt. in the name of Gangawati w/o Nempal Singh. The title deed of said property is registered with SR I Ghaziabad on 25.10.2010 in Bahi no. 1 Jild no. 8533, and Pages 211 to 226 at Sl.no. 5070.	Rs. 6,39,220.00 + Intt. w.e.f. 28.02.2022 + Other charges	Reserve Price: 19.80 EMD Price: 1.98 Possession Date 23.06.2022 (Symbolic Possession)	Date: 28.11.2022, Monday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Govindpuram, Address: D-489, in Front of Spring Govindpuram, Ghaziabad.
19.	Govindpuram (Ghaziabad)	Borrowers: Smt. Deepa Chaudhari w/o Sh. Surendra Kumar. Guarantor: Sh. Surender Kumar s/o Sh. Aman Choudhary (91668700003118 & 91669300003146)	H.no. E 14/15 EWS Ground Floor Madhuban Bapudham Ghaziabad. Measuring: 29.70 sq.mt. The title deed of said property is registered with SR II Sadar Ghaziabad on 20.09.2018 in Bahi no. 1, Jild no. 14438, Pages 65 to 112 at Sl.no. 11550.	Rs. 18,00,024.00 + Intt. w.e.f. 01.12.2021 + Other charges	Reserve Price: 16.40 EMD Price: 1.64 Possession Date 18.04.2022 (Symbolic Possession)	Date: 28.11.2022, Monday, Time: 12:00 pm to 2:00 pm, Place: Prathama UP Gramin Bank BO: Govindpuram, Address: D-489, in Front of Spring Govindpuram, Ghaziabad.

Contact Person: 1. Sh. Saleck Chand, Branch Manager Indirapuram: 7217029134, 9911136224,

2. Smt Sweta Sangar, Branch Manager Govindpuram: 7217029166,

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, Earnest Money upto Date: 24.11.2022, DD in favour of Prathama UP Gramin Bank, Branch Indirapuram.

Branch: Govindpuram, Earnest Money upto Date: 27.11.2022, DD in favour of Prathama UP Gramin Bank, Branch Govindpuram.

2. 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 (6), 6(2) & 9 OF SARFAESI -ACT 2002

Date: 21.10.2022

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

