



**GODREJ  
FINANCE**

**POSSESSION NOTICE**

**GODREJ FINANCE LIMITED**

Registered Office at Godrej One, Pirojshanagar, Eastern Express Highway,  
Vikhroli (East) Mumbai- 400079 Maharashtra

Branch Office: Godrej Capital, R- 5, Green Park (M), Near Haldiram's,  
New Delhi- 110016

**Possession Notice (For Immovable Property)**  
(Rule 8(1) of The Security Interest Enforcement Rules, 2002)

**Loan/Facility Account No. – GFL3101LP0034731 – Loan Against Property- Loan granted to**  
**(1) M/s Toto Enterprises, (2) Mrs. Guddi and (3) Mr. Yogesh Pal.**

Whereas, the authorized officer of the Godrej Finance Limited, a Company incorporated under the Companies Act, 2013 having registration as a housing company from the Reserve Bank of India & having registered office at Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai-400079 Maharashtra & One of the office at Godrej Capital, R- 5, Green Park (M), Near Haldiram's, New Delhi 110016 under The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of The Security Interest (Enforcement) Rules, 2002, issued a demand Notice Dated 05.08.2026calling upon Applicant/ Borrower/ Co-Applcant/ Co-Borrower/ Guarantors/ Mortgagors (1) M/s Toto Enterprises, (2) Mrs. Guddi and (3) Mr. Yogesh Pal to repay the amount mentioned in the notice being **Rs.98,42,305/- (INR Ninety Eight Lakhs Forty Two Thousand Three Hundred and Five Only)** due as on **05.08.2026** with subsequent interest, penal interest, charges, costs etc. as per the agreement(s) within 60 days from the date of receipt of the said notice.

The Applicant/ Borrower/ Co-Applcant/Co-Borrower/Guarantors/ Mortgagors, having failed to repay the amount, notice is hereby given to the Applicant/ Borrower/ Co-Applcant/ Co-Borrower/ Guarantors/ Mortgagors in particular and the public in general that the undersigned authorized officer of company has taken possession of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said act read with Rule 8 of the said rules on this 16thday of October 2026.

The Applicant / Borrower/ Co-Applcant/ Co-Borrower/ Guarantors/ Mortgagors attention is invited to provisions of Sub- Section (8) of Section 13 of the said act, in respect of time available, to redeem the secured asset/s.

The Applicant / Borrower/ Co-Applcant/ Co-Borrower/ Guarantors/ Mortgagors in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Godrej Finance Limited for the amount of **Rs.98,42,305/- (INR Ninety Eight Lakhs Forty Two Thousand Three Hundred and Five Only)** due as on **05.08.2026** and interest thereon from **06.08.2026**.

**Description of Secured Asset/s**

Property Being Residential Bearing Entire Third Floor With Roof Windows, Area Measuring 90 Sq. Mtrs, Built Upon on The Property Bearing No. 37, Pocket 8, Sector 21, Rohini, New Delhi

**Date: 17.10.2026**

**Authorized Officer,**

**Place: Delhi**

**Godrej Finance Limited**

| CFM Asset Reconstruction Private Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                      | Corporate Office: 1st Floor, Wakefield House, Sprott Road, Ballard East, Mumbai - 400038 |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|--|
| POSSESSION NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                      |                                                                                          |  |
| APPENDIX IV<br>(For Immovable property)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                      | READ WITH RULE 8 (1)                                                                     |  |
| <p>WHEREAS, The undersigned being the Authorized Officer of CFM Asset Reconstruction Private Limited (Acting in its capacity as CFMARC TRUST - 219 under the Securitization 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), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. Further, The Oxyzo Financial Services Ltd., has assigned all its rights, title and interest of the entire outstanding debt of above loan account along with underlying securities in favor of CFM Asset Reconstruction Private Limited under an Assignment Agreement dated 23-03-2026 entered between The Oxyzo Financial Services Ltd. and CFM Asset Reconstruction Private Limited under the provisions of Section 5 of SARFAESI Act 2002. The Details of the Parties along with Mortgaged Property Possession taken by the CFMARC, is given below :-</p>                                                                                                                                                                      |                                                                                                                                      |                                                                                          |  |
| Name of Customer (Borrower/s) / Co-Borrower(s) and Guarantor(s) / Partners / Mortgagee(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Demand Notice Date and Amount in Rs.                                                                                                 | Date of Possession                                                                       |  |
| Dinesh Kumar (Borrower), Abhiliakh Singh (Co-Borrower), Shivane Kumar (Co-Borrower), Loan A/c No.: OXYTL01EXH9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Demand Notice Date : 13-06-2026, Rs. 7,97,899/- (Rupees Seven Lakh Ninety Seven Thousand Eight Hundred Ninety Nine) as on 26-05-2026 | 13-10-2026                                                                               |  |
| Mortgaged Property : GATANO 1102, Mouza Achalpur (Marhara) Pargana Marhara Tehsil Etah, ETAH, ETAAH, Uttar Pradesh, 207125. Boundaries : North : Rasta 25 Ft., South : Place of Bulakimari & Balram, East: House of Rammurti, West: House of Ramjeet Singh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                      |                                                                                          |  |
| GYAN SINGH (Borrower), ROOPVATI (Co-Borrower), Loan A/c No.: OXYTL01ABUFN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Demand Notice Date : 13-06-2026, Rs. 6,76,083/- (Rupees Six Lakh Seventy Six Thousand Eighty Three) as on 26-05-2026                 | 14-10-2026                                                                               |  |
| Mortgaged Property : Gata No. 66, Mauza Lahrvakula Pargana Soro Tehsil and Dist. Kasganj, Kasganj, Uttar Pradesh, 207403. Boundaries : North : Rasta 20 Ft. Wide, South : Khet of Seller, East : Khet of Hariom, West : Khet of Amar Singh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                      |                                                                                          |  |
| HARVIR (Borrower), Kallu (Co-Borrower), Kavita (Co-Borrower), Loan A/c No.: OXYTL01BZ1PE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Demand Notice Date : 13-06-2026, Rs. 2,50,567/- (Rupees Two Lakh Fifty Thousand Five Hundred Sixty Seven) as on 26-05-2026           | 15-10-2026                                                                               |  |
| Mortgaged Property : Kharsa No. 351, Mauza Bada Bangar Tehsil Chhata, MATHURA, MATHURA, Uttar Pradesh, 281401. Boundaries : North : House of Padam, South: House of Nattoh & Gyani, East: Rasta 8ft. wide, West: Plot of virjan Baghel                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                      |                                                                                          |  |
| INDRAPAL (Borrower), Seema Devi (Co-Borrower), Loan A/c No.: OXYTL01DW4VQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Demand Notice Date : 13-06-2026, Rs. 2,61,746/- (Rupees Two Lakh Sixty One Thousand Seven Hundred Forty Six) as on 26-05-2026        | 13-10-2026                                                                               |  |
| Mortgaged Property : Gata No 479/1K, Mauza Jirauli Tehsil Atrauli, ALIGARH, ALIGARH, Uttar Pradesh, 202133. Boundaries : North : Rasta 8ft. Wide, South: House of Yashveer, East : House of Dinesh, West: Plot of Aameesh                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                      |                                                                                          |  |
| PRATAP SINGH (Borrower), Vidhavati (Co-Borrower), Loan A/c No.: OXYTL01GN705                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Demand Notice Date : 13-06-2026, Rs. 2,77,372/- (Rupees Two Lakh Seventy Seven Thousand Three Hundred Seventy Two) as on 26-05-2026  | 14-10-2026                                                                               |  |
| Mortgaged Property : Gata No. 481, Mauza Tarapur Nasirpur Kham Pargana Faizpur Badriya, Kasganj, Kasganj, Uttar Pradesh, 207403. Boundaries : North : Khet of Govindram, South: House of Liladhar, East: Rasta 15ft. Wide, West: House of Malli                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                      |                                                                                          |  |
| RAKSHAVATI (Borrower), GANGA SAHAY (Co-Borrower), Geeta (Co-Borrower), RAVI SHANKAR (Co-Borrower), SUKHVEER (Co-Borrower), Loan A/c No.: OXYTL01V6QC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Demand Notice Date : 13-06-2026, Rs. 2,84,391/- (Rupees Two Lakh Eighty Four Thousand Three Hundred Ninety One) as on 26-05-2026     | 14-10-2026                                                                               |  |
| Mortgaged Property : Gata No. 43, Mauza Ikhalhara pukhta Pargana Faizpurvadiya teshil kasganj, Kasganj, Kasganj, Uttar Pradesh, 207403. Boundaries : North : Khet of Mr. Salish, South : Khet of Chokidar, East: Rasta 25 ft. Wide, West: Khet of Mr. Ramratan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                      |                                                                                          |  |
| RAMESH SINGH (Borrower), Narendra Kumar Singh (Co-Borrower), Vimala (Co-Borrower), Loan A/c No.: OXYTL01H8EMT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Demand Notice Date : 13-06-2026, Rs. 4,19,719/- (Rupees Four Lakh Nineteen Thousand Seven Hundred Nineteen) as on 26-05-2026         | 15-10-2026                                                                               |  |
| Mortgaged Property : Kharsa no 53, Mauja Shernagar Tehsil Chata, MATHURA, MATHURA, Uttar Pradesh, 281403. Boundaries : North : Plot of Raman, South : Plot of Ramesh, East: Rasta Less Than 6mtr. Wide, West: Plot of Jagdish                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                      |                                                                                          |  |
| SUBHASH SINGH (Borrower), Seema (Co-Borrower), Loan A/c No.: OXYTL01ZVTQ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Demand Notice Date : 13-06-2026, Rs. 4,70,829/- (Rupees Four Lakh Seventy Thousand Eight Hundred Twenty Nine) as on 26-05-2026       | 13-10-2026                                                                               |  |
| Mortgaged Property : Gata No. 1220 B, Moja Mohani Mamorganj pargana bilram, ETAH, ETAAH, Uttar Pradesh, 207401. Boundaries : North : Plot of Mr. Vijay Singh, South : Plot of Mr. Alivver Singh, East: Rasta 12 ft. Wide, West: Khet of Mr. Munes Kumar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                      |                                                                                          |  |
| SAURABH KUMAR (Borrower), Babil Kumari (Co-Borrower), Meera Devi (Co-Borrower), Suresh Singh (Co-Borrower), Loan A/c No.: OXYTL01H106                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Demand Notice Date : 13-06-2026, Rs. 253689/- (Rupees Two Lakhs Fifty Three Thousand Six Hundred Eighty Nine ) as on 26-05-2026      | 13-10-2026                                                                               |  |
| Mortgaged Property : Gata No. 738, Jinhera Paragana Tehsil Marhara, Etah Uttar Pradesh 207125. Boundaries : North : Rasta 18 Ft Wide, South : Place of Jan Mohammad, East: Rasta 20 Ft. Wide, West: Plot of Sethi                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                      |                                                                                          |  |
| <p>The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers and the public in general that the undersigned has taken <b>Symbolic possession</b> of the property described herein above in exercise of powers conferred on him under Section 13 (4) of the said Act read with Rule 8 of the said rules on the date as mentioned above in "Date of Possession" Column.</p> <p>The Borrowers mentioned herein above in particular and the public in general is hereby cautioned not to deal with the property and any dealing with the property will be subject to charge of <b>CFM Asset Reconstruction Private Limited</b>, for an amount as mention in this notice, along with future interest at contractual rate and substitute interest, incidental expenses, costs and charges, etc. due w.e.f. the very next date of the status of outstanding amount date showing in the above mention details, till the date of full repayment and / or realization. Further the borrower's attention invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.</p> <p>Please note description of properties is as mentioned above.</p> <p>Date : 17.10.2026<br/>Place : DELHI / NCR</p> |                                                                                                                                      |                                                                                          |  |
| <p style="text-align: right;"><b>Authorised Officer, CFM Asset Reconstruction Private Limited</b><br/>(Acting in its capacity as trustee of CFMARC TRUST - 219)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                      |                                                                                          |  |



# UJJIVAN SMALL FINANCE BANK

• **Registered Office:-** Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru - 560095 • **Regional Office:-** GMTT Building, Plot No. D-7, Sector-3, Noida (U.P.) - 201301  
 • **Branch Office:-** Ground Floor, Nagar Nigam No. 03/311, Sri Ramchary Plaza, Baranagar, Niranjanpur, Tehsil Koil, Aligarh, Uttar Pradesh - 202001  
 • **Branch Office:-** First Floor, Vasudev Ganj, (Revenue Village Bala Patli Adhiya), Agra Aligarh Road, Tehsil Hathras, Uttar Pradesh- 204101

## PUBLIC AUCTION NOTICE

**PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.** The undersigned as authorized officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI ACT. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realization of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed hereunder.

| Sr. No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Loan Account Number                 | Name of Borrower / Co-Borrower / Guarantor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date of 13-2 Notice & Demand Amount | Date of Symbolic / Physical Possession | Present Outstanding Balance            | Date & Time of Inspection of the property   | Reserve Price in INR | Earnest Money Deposit (EMD) in INR (10% of Reserve Price) | Date and Time of E-Auction         | Last Date for submission of Bid | Account details for remitting EMD                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------|----------------------------------------|---------------------------------------------|----------------------|-----------------------------------------------------------|------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2269210090000037                    | (1) VS Enterprises, through its Proprietor Deepak Yadav S/o Narayan Singh @ Narayan, H. No. 528, Asadpur Kyam, Devi Nagla, Koil, Aligarh, Uttar Pradesh - 202001 (2) Deepak Yadav S/o Narayan Singh @ Narayan, H. No. 528, Asadpur Kyam, Devi Nagla, Koil, Aligarh, Uttar Pradesh - 202001 (3) Varsha Yadav W/o Deepak Yadav, H. No. 528, Asadpur Kyam, Devi Nagla, Koil, Aligarh, Uttar Pradesh - 202001 (4) Munni Devi W/o Narayan Singh @ Narayan, H. No. 528, Asadpur Kyam, Devi Nagla, Koil, Aligarh, Uttar Pradesh - 202001. Also at:- Munni Devi W/o Narayan Singh @ Narayan, House situated Near Jai Ma Seva Sadan, Bypass Road, Nagla Devi, Pargana & Tehsil Koil, Dist. Aligarh, Uttar Pradesh - 202001. | 27.10.2025<br>Rs. 26,46,840/-       | 20.05.2026<br>(Physical Possession)    | Rs. 32,50,460.92<br>(as on 14.10.2026) | 06.11.2026<br>02:00 PM by prior appointment | Rs. 41,37,000/-      | Rs. 4,13,700/-                                            | 13.11.2026<br>11:00 AM to 12:00 PM | 12.11.2026<br>till 4:00 PM      | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Aligarh Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001; IFSC UJJVN0002201. Contact Person:- (1) Ram Nareish, 9027301352; (2) Ashish Chaudhary, M: 9875980425 |
| All that piece and parcel of residential property having area measuring 450 Sq. Yards i.e. 376.24 Sq. Mtr. part of Khata No. 542, situated at Nagla Devi, Pargana & Tehsil Koil, Aligarh, Uttar Pradesh. Which is bounded as follows:- Boundaries:- East: Plot of Omveer; West: Plot of Pandaj; North: Road; South: Plot of Nathu & Mahendra.                                                                                                                                                                                                                                                                                             |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                        |                                        |                                             |                      |                                                           |                                    |                                 |                                                                                                                                                                                                                                                                                         |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2312210130000003 & 2312210170000007 | (1) Hariom @ Hariom Hariom S/o Mani Ram @ Maniram, Vishnupuri, Moja Garhikh Andhari, Khandari Garhi, Hathras, U.P. - 204101. Also at:- Vishnupuri, Gali No. 3, Gadhi Kandhari, Hathras, U.P. - 204101 (2) Meera Devi W/o Hariom @ Hariom Hariom @ Hari Om, Vishnupuri, Moja Garhikh Andhari, Khandari Garhi, Hathras, U.P. - 204101. Also at:- House No. 82/14, Jalesar Road, Kashiram Colony, Hathras, U.P. - 204101. Also at:- Vishnupuri, Gali No. 3, Gadhi Kandhari, Hathras, U.P. - 204101.                                                                                                                                                                                                                   | 31.12.2024<br>Rs. 35,99,771/-       | 06.10.2025<br>(Physical Possession)    | Rs. 46,55,646.80<br>(as on 14.10.2026) | 06.11.2026<br>02:00 PM by prior appointment | Rs. 23,69,000/-      | Rs. 2,36,900/-                                            | 13.11.2026<br>11:00 AM to 12:00 PM | 12.11.2026<br>till 04:00 PM     | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Hathras Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001; IFSC UJJVN0002201. Contact Person:- (1) Ram Nareish, 9027301352; (2) Ashish Chaudhary, M: 9875980425 |
| All that part & parcel of Plot measuring 167.22 Sq. mtrs. i.e. 200 Sq. Yds. situated at Vishnupuri Mauja Garhi Kandhari (Inside Chundi), Part of Khata No. 133, Tehsil & District Hathras, Uttar Pradesh. Which is bounded as follows:- Boundaries:- East: Land of Other; West: Way; North: Way; South: Plot of Radha.<br>Note:- "Borrower has sold the property after creating mortgage with the bank via Sale Deed No. 1537 Dated 07.02.2024 executed by Hariom S/o Mani Ram in favour of Seema Devi W/o Bhagwan Singh and via Sale Deed No. 2286 Dated 18.02.2025 executed by Hariom S/o Mani Ram in favour of Meena Devi W/o Vishnu". |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                     |                                        |                                        |                                             |                      |                                                           |                                    |                                 |                                                                                                                                                                                                                                                                                         |

**Terms & Conditions:-** The E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis.

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned before the auction date as mentioned above.
- The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-Auction Service Provider - M/s 4 Closure. Contact Person - Mr. Rajiv Pandey (Mob No. 8142000030). The intending bidders are advised to visit <https://bankauctions.in> or <https://www.ujjivansfb.in/e-auctions> for the details of the properties in the website and for taking part in the bid they should register their names at portal <https://bankauctions.in> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider - M/s 4 Closure, Helpline Number - 8142000062/63/66 Support E-mail ID - [info@bankauctions.in](mailto:info@bankauctions.in), Auction Portal - <https://bankauctions.in>. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without assigning any reason.
- The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property amount.
- The publication is subject to the force majeure clause.
- Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/failure/Internet failure/power failure etc., in order to ward-off such contingent situations bidders are requested to make all necessary arrangements/ alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.
- This is also a notice to the above named Borrowers / Guarantor's / Mortgagees about public auction scheduled for sale of mortgaged properties.

Date: 16.10.2026 Place: Aligarh (Uttar Pradesh) Authorized Officer, Ujjivan Small Finance Bank