

 इंडियन ओवरसीज बैंक (भारत सरकार का उपक्रम)	Indian Overseas Bank (A GOVERNMENT OF INDIA UNDERTAKING)		
RO: Kanpur CO: Chennai			
POSSESSION NOTICE [Rule 8(1)] Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (For Immovable Properties)			
Whereas, the undersigned being the authorised officer of the Indian Overseas Bank 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 as detailed here in below calling upon the borrower to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The Borrower having failed to repay the amount, notice is hereby given to the Borrowers/Mortgagors/Guarantors and the public in general that the undersigned has taken Symbolic possession of the properties described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with Rule 8 of the said Rules on mentioned Date. The Borrowers/Mortgagors/Guarantors in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charges of the Indian Overseas Bank for the amounts and interest thereon mentioned against account herein below. The Borrowers/Mortgagors/Guarantors attention is invited to provisions of sub-section (8) of Section 13 of the Act. In respect of time available to them, to redeem the secured assets. Details as under:			
Sr. No.	Name and Address of the Borrower/Mortgagor/Guarantor	Description of the Immovable Properties	Date of Demand Notice Date of Possession C/S Amount
	Branch-Rae Bareilly Branch (1255), Madhuban Shopping Complex, Malik Mau Road, Distt- Rae Bareilly-229001, Uttar Pradesh, Mb. No. 8925951255, E-mail: iob1255@iob.in		
1.	1. Mr. Sukhbir Singh S/o Mr. Satya Narayan Singh, R/o-Village: Gopalpur, Parsadeup, Salon, Raebareilly-229129 Uttar Pradesh (Borrower) 2. Mrs. Vindu Singh alias Bindu Singh W/o Mr. Sukhbir Singh, R/o-Village: Gopalpur, Parsadeup, Salon, Raebareilly-229129 Uttar Pradesh (Co-Borrowers & Mortgagor)	All part and parcel Land & building situated at out of Ghatu no 332 Village- Gopalpur, Parsadeup, Salon, Raebareilly, Uttar Pradesh, Admeasuring- 1030 sq mtrs, Owned By: Mrs. Bindu Singh W/o Mr. Sukhbir Singh (Mortgagor & Borrower) Boundaries:- As per Deed 2504 dt 04.07.2017 North- Khat of Shiv Narendra, South-Khet of Mukir, East- Chak Road bandu khet of purchaser & Sakshatander, West-Khet of Suryabali & others As per Deed 4210 dt 14.10.2016 North-Khat of Shiv Narendra, South-Khet of Mukir, East-Chak Road, West-Khet of Mukir	20.01.2026 24.07.2026 Rs. 16,65,819.30 as on 24.07.2026 +further interest at contractual rates & w/o, charges etc.
Date: 24.07.2026		Place:Rae Bareilly Authorised Officer, Indian Overseas Bank	



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:- First Floor, Old Kharsa No. 79 and Current Kharsa No. 238, Village Jungle Sikari, Tehsil Sadar, District Gorakhpur, Uttar Pradesh - 273008

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 PROVISION 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.	2365210170000030	(1) Rohit Kumar Gupta S/o Dilip Kumar Gupta @ Dileep Kumar Gupta, 23, Mundera Bazar, Chauri Chaura, Ward No. 3, Gorakhpur, U.P. - 273201 (2) Guddi Devi W/o Dilip Kumar Gupta @ Dileep Kumar Gupta, 23, Mundera Bazar, Chauri Chaura, Ward No. 3, Gorakhpur, U.P. - 273201 (3) Mohit Gupta S/o Dilip Kumar Gupta @ Dileep Kumar Gupta, 23, Mundera Bazar, Chauri Chaura, Ward No. 3, Gorakhpur, U.P. - 273201	29.05.2024 Rs. 20,91,318/-	05.01.2026 (Physical Possession)	Rs. 31,70,779.74 (as on 27.07.2026)	13.08.2026 2:00 PM by prior appointment	Rs. 85,00,000/-	Rs. 85,000/-	20.08.2026 11:00 AM to 12:00 PM	19.08.2026 till 4:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at JUNGLE SIKARI Branch or remitted through RTGS / NEFT / IMPS to A/c no. 22011013462001 IFSC UJVN0002201 Contact Person:- (1) Arunesh Pandey, M: 8130410711; (2) Tanmay Verma, M: 9875980424
All that Part & Parcel of Residential Plot bearing House No. 591, situated at Mauja Mundera Bazaar, Tappa Kewatoli, Pargana Haveli, Tehsil Chaurichaura, Distt. Gorakhpur, U.P. admeasuring 81.784 Sq. Mtr. Which is bounded as follows:- Boundaries:- East: Kharanja Rasta; West: House of Bhola; North: Land of Heera Lal; South: Land of Jagdish.											

Terms & Conditions:- The E-Auction is being held on **"AS IS WHERE IS"**, **"AS IS WHAT IS"** and **"WHATEVER THERE IS"** basis.
 1. 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/ lies put on auction and claims/ rights/ dues/ affecting 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.
 2. 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 property/ lies put on auction will be permitted to interested bidders at sites as mentioned against each property description.
 3. The Interested Bidders should submit their Bid before the Authorised officer undersigned before the auction date as mentioned above.
 4. The E-Auction will be conducted through E-Auction Service 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/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, autional <https://bankauctions.in>**
 5. 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.
 6. 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.
 7. The publication is subject to the force majeure clause.
 8. 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.
 9. This is also a notice to the above named Borrowers/ Guarantors/ Mortgagees about public auction scheduled for sale of mortgaged properties.

Date: 29.07.2026
Place: Gorakhpur (U.P)
Authorized Officer, Ujjivan Small Finance Bank