

| Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act) |                                                                                                                  |                                                                                                                                                                                                                                                                                                |                    |                                                                                                                                  |
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| Sr. No.                                                                                                                                          | Name of Borrower(s)<br>(A)                                                                                       | Particulars of Mortgaged property/properties<br>(B)                                                                                                                                                                                                                                            | Date Of NPA<br>(C) | Outstanding amount (Rs.)<br>(D)                                                                                                  |
| 1.                                                                                                                                               | Loan Account No. HHREGAR00497258<br>1. MOHD SHAKIR QURESHI ALIAS MOHD ZAKIR PROPRIETOR SHUHEB SHAH<br>2. RUBENGA | RESIDENTIAL UNIT / FLAT NO. 614, IN MUMBAI TOWER, HAVING A SALEABLE AREA OF 689 SQ. FT, ALONG WITH PROPORTIONATE INDIVISIBLE SHARE IN THE PROJECT LAND, SITUATED AT "UNNATI AWAS YOJNA", GANPATI WORLD - 2, KH. NO. 3, 11 AND 12, MAUZA BUDHERA, TEHSIL & DISTT. AGRA - 283125, UTTAR PRADESH. | 04.06.2021         | Rs. 1,46,927.29/- (Rupees One Lakh Forty Six Thousand and Nine Hundred Twenty Seven and Paise Twenty Nine Only) as on 21.05.2026 |

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount. Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to all of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / her liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "a borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by invited quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of gift or otherwise (including the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

**Authorized Officer**  
For Asset Reconstruction Company (INDIA) Limited  
(Trustee of ARCIL CPS - IV) Trust

**Place : AGRA**

*Officer on Special Duty(OSD)*

| <div>  <b>UJJIVAN SMALL FINANCE BANK</b> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                         |                                                                                                                                                |                                               |                                        |                                       |                                             |                    |                                                            |                                    |                                 |                                                                                                                                                                                                                                                                                             |
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| • <b>Registered Office:-</b> Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru - 560095 • <b>Regional Office:-</b> GMTT Building, Plot No. D-7, Sector-3, Noida (U.P.) - 201301<br><b>Branch Office:-</b> Ground Floor, A-3, Mohan Garden, Main Najafgarh Road, Opp. Metro Pillar No. 752, Uttar Pradesh, New Delhi - 110059<br><b>Branch Office:-</b> Ground Floor, Nagar Nigam No. 03/311, Sn Ramdhary Plaza, Banwari Nagar, Niranjanpur, Tehsil Koil, Aligarh, Uttar Pradesh - 202001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                         |                                                                                                                                                |                                               |                                        |                                       |                                             |                    |                                                            |                                    |                                 |                                                                                                                                                                                                                                                                                             |
| PUBLIC AUCTION NOTICE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                         |                                                                                                                                                |                                               |                                        |                                       |                                             |                    |                                                            |                                    |                                 |                                                                                                                                                                                                                                                                                             |
| <b>PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISION 8(6) &amp; 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.</b> The undersigned as authorized officer of <b>Ujjivan Small Finance Bank Ltd.</b> , 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 <b>"AS IS WHERE IS BASIS"</b> and <b>"AS IS WHAT IS BASIS"</b> 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   | Where Price in INR | Earliest 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 224076300000032                                         | (1) <b>Satbir @Satvir S/o Hari Singh, S-137/25, T-Huts (Jhuggi), Kidwai Nagar East, South West Delhi, New Delhi - 110023 (2) Premo W/o</b>     | 15.07.2025<br>Rs. 7,59,692/-                  | 15.05.2026 (Physical Possession)       | Rs. 8,39,220.33/- (As on 23.06.2026)  | 31.07.2026<br>02:00 PM by prior appointment | Rs. 9,38,000/-     | Rs. 93,800/-                                               | 07.08.2026<br>11:00 AM to 12:00 PM | 06.08.2026 till 4:00 PM         | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Uttam Nagar Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001, IFSC UJVN0002201. Contact Person:- (1) Aman Lakra - M: 8397993497; (2) Sourav Sardana, M: 9056762855 |
| <b>Satbir @Satvir/137/25, T-Huts, Kidwai Nagar East, South West Delhi, New Delhi - 110023.</b><br>All that piece and parcel of Freehold Residential unit bearing No. G-6, on Upper Ground Floor (West Facing) (Without Roof / Terrace Rights), built up on Plot of Land measuring 50 Sq. Yds. out of Khalsa No. 474/1, situated in the extended Lal Dora Abadi, Village Mundka, New Delhi. <b>Which is bounded as follows:- Boundaries:- East:</b> Flat No. 7, <b>West:</b> Flat No. 5/5, <b>North:</b> Other Property, <b>South:</b> Plot No. 474.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                         |                                                                                                                                                |                                               |                                        |                                       |                                             |                    |                                                            |                                    |                                 |                                                                                                                                                                                                                                                                                             |
| 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 226921009000037                                         | (1) <b>VS Enterprises</b> , through its Proprietor - <b>Deepak Yadav S/o Narayan Singh @ Narayan, H. No. 528, Asadpur Kham, Devi Nagla,</b>    | 27.10.2025<br>Rs. 26,46,840/-                 | 20.05.2026 (Physical Possession)       | Rs. 30,95,580.88/- (As on 23.06.2026) | 31.07.2026<br>02:00 PM by prior appointment | Rs. 54,10,000/-    | Rs. 5,41,000/-                                             | 07.08.2026<br>11:00 AM to 12:00 PM | 06.08.2026 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 UJVN0002201. Contact Person:- (1) Parth, M: 7040703004; (2) Tanmay Verma, M: 7081557790                 |
| <b>Koil, Aligarh, Uttar Pradesh - 202001 (2) Deepak Yadav S/o Narayan Singh @ Narayan, H. No. 528, Asadpur Kham, Devi Nagla, Koil, Aligarh, Uttar Pradesh - 202001 (3) Varsha Yadav W/o Deepak Yadav, H. No. 528, Asadpur Kham, Devi Nagla, Koil, Aligarh, Uttar Pradesh - 202001 (4) Munni Devi W/o Narayan Singh @ Narayan, H. No. 528, Asadpur Kham, 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 &amp; Tehsil Koil, Distt. Aligarh, Uttar Pradesh - 202001.</b><br>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. <b>Which is bounded as follows:- Boundaries:- East:</b> Plot of Omver; <b>West:</b> Plot of Pandaj; <b>North:</b> Road; <b>South:</b> Plot of Nathu & Mahendra.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                         |                                                                                                                                                |                                               |                                        |                                       |                                             |                    |                                                            |                                    |                                 |                                                                                                                                                                                                                                                                                             |
| 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 226921009000042;<br>226921886000009;<br>226921009000014 | (1) <b>M/s Satyam Traders, Prop. Kapil Agarwal</b> , Khair Road, Indira Nagar, Aligarh, Uttar Pradesh - 202001. <b>Also at:-</b> 5/4- B, Ashok | 10.2.2023 & 13.02.2023.<br>Rs. 70,07,892.65/- | 27.03.2025 (Physical Possession)       | Rs. 1,19,29,711/- (As on 30.05.2026)  | 10.07.2026<br>02:00 PM by prior appointment | Rs. 30,00,000/-    | Rs. 3,00,000/-                                             | 17.07.2026<br>11:00 AM to 12:00 PM | 16.07.2026 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 UJVN0002201. Contact Person:- (1) Parth, M: 7040703004 (2) Tanmay Verma, M: 7081557790              |
| <b>Nagar, Opp. Reliance Tower, Gular Road, Koil, Aligarh, Uttar Pradesh - 202001 (2) Kapil Agarwal S/o Satya Prakash Agarwal, 5/4- B, Ashok Nagar, Opp. Reliance Tower, Gular Road, Koil, Aligarh, Uttar Pradesh - 202001 (3) Uma Agarwal W/o Kapil Agarwal, 5/4- B, Ashok Nagar, Opp. Reliance Tower, Gular Road, Koil, Aligarh, Uttar Pradesh - 202001.</b><br>All part and parcel of residential property bearing Nagar Nigam No. 5/4B having an area of 275.00 Sq. Yards i.e. 230.00 Sq. Mtr., situated at Niranjan Puri, Tehsil Koil, District Aligarh, which is bounded as follows:- <b>East:</b> Property of Mahesh Chandra; <b>West:</b> Property of Lalpatil Varshneya; <b>North:</b> Road 20 Feet Wide; <b>South:</b> Property Smt. Shanti Devi & Smt. Kiran Devi.<br>Note:- A litigation SA/261/2025 titled "Jayanti Yadav vs USBF" is pending adjudicating before DRT Allahabad and sale shall be subject to outcome of SA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                         |                                                                                                                                                |                                               |                                        |                                       |                                             |                    |                                                            |                                    |                                 |                                                                                                                                                                                                                                                                                             |
| <b>Terms &amp; Conditions:-</b> The e-Auction is being held on <b>"AS IS WHERE IS"</b> , <b>"AS IS WHAT IS"</b> and <b>"WHATEVER THERE IS"</b> basis.<br>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/ies 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.<br>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 properties put on auction will be permitted to interested bidders at sites as mentioned against each property description.<br>3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned before the auction date as mentioned above.<br>4. The E-Auction will be conducted through <b>Ujjivan Small Finance Bank</b> approved E-auction service provider - <b>M/s C1 India Pvt. Ltd., Contact Person - Prabakaran (Mob No. 7418281709).</b> The intending bidders are advised to visit <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> or <a href="https://www.ujjivansf.in/e-auctions">https://www.ujjivansf.in/e-auctions</a> for the details of the properties in the website and for taking part in the bid they should register their names at portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider <b>M/s C1 India Pvt. Ltd., Helpline Number - 7291918824, 25, 26, Support E-mail ID - support@bankeauctions</b> |                                                         |                                                                                                                                                |                                               |                                        |                                       |                                             |                    |                                                            |                                    |                                 |                                                                                                                                                                                                                                                                                             |