

**Registered Office: Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru, Karnataka-560095**
**Regional Office:- GMTT Building Plot No. D-7, Sector-3 Noida (UP)**
**Branch Office:- Ujjivan Small Finance Bank having its branches at Dausa, Kotputli, Bhilwara**
**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 authorised 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 realisation 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 as here under.

| Sr. No. | Loan Account Number | Name of Borrower/ Co-Borrower/ Gurantor   | Date of 13-2 Notice & Demand Amount | Date of 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 (EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank)  | Contact number                     |
|---------|---------------------|---|-------------------------------------|--------------------|---------------------------------------|---|----------------------|--|----------------------------------|---------------------------------|---|------------------------------------|
| 1.      | 221521 018000 0019  | 1. Mamlesh Kanwar w/o Dashrath Singh Rajput<br>2. Dashrath Singh Rajput s/o Sedu Singh Rajput | 26-Feb-24 Rs. 15,51,877/-           | 23-Jan-2025        | Rs. 18,36,494.24/- (as on 12.02.2025) | 15-Mar-2025 01.00 PM                      | Rs. 18,20,000/-      | Rs. 1,82,000/-   | 28-Mar-2025 11.00 AM to 11.30 AM | 27-Mar-2025 04.00 PM            | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Dausa Branch Situated at:- Upper Ground Floor, Khasra no. 1611, Shiv Colony, Agra Road, Ashok Nagar, Dausa - 303303 | 9602161818, 9950157892, 9983365566 |

All that part and parcel of west part of Plot No. L-632, Khasra no.2088, Shikshak Colony, Gupteshwar Road, Dausa, Rajasthan having an area of 56.64 Sq. Yds. which is bounded as follows:- North :- Road South :- Road, East :- East Part Of Plot No. L-632, West :- Other's Plot

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| 2. | 230621 011000 0003 | 1. Suresh Chand Yadav s/o Prabhathi Lal Yadav @ Prabhath 2. Asha Devi w/o Suresh Chand Yadav | 02-Mar-24 Rs. 5,23,221/- | 20-Jan-2025 | Rs. 6,36,651.08 /- (as on 09.02.2025) | 15-Mar-2025 01.00 PM | Rs. 12,23,000/- | Rs. 1,22,300/- | 28-Mar-2025 12.00 PM to 12.30 PM | 27-Mar-2025 04.00 PM | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Kotputli Branch Situated at:- Ground Floor, Plot no. 1982, Khasra no. 1196, Gram Basadi, Tehsil Kotputli, P55W+MQ8, Kotputli, Rajasthan - 303108 | 9602161818, 9950157892, 9983365566 |
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All that part and parcel of Residential property bearing Patta No. 51, area admeasuring 144.36 sq.yds. Situated at Gram-Aaspura, Gram Panchayat-Gordhanpura, Panchayat Samiti-Kotputli, Distt.-Jaipur which is bounded as follows: Boundaries:- North :- Agri. Land of Prabhathi Lal, South :- House of Mahendra Prakash, East :- House of Mahendra Prakash, West :- CC Road

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| 3. | 228821 004000 0024 | 1. Mr. Jagannath Gadri S/o Baksha Gadri<br>2. Mrs. Kamla Devi Gadri W/o Jagannath Gadri | 04-10-2021 Rs. 4,61,018.00 /- | 09-07-2024 | Rs. 7,15,116.68/- (as on 12-02-2025) | 15-Mar-2025 01.00 PM | Rs. 6,43,000/- | Rs. 64,300/- | 19-Mar-2025 12.00 PM to 12.30 PM | 18-Mar-2025 04.00 PM | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bhilwara Branch Situated at:- Shop. No.3 & 4, Shri Mahalaxmi Chambers, Pur Road, Old RTO Rd, next to LG showroom, Gandhi Nagar, Bhilwara, Rajasthan - 311001 | 9950437507, 9950157892, 9983365566 |
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All that piece and parcel of land and building, of the Residential Property, Plot No. NIL (Patta No. 45), area admeasuring 1205.75 Sq. Feet, situated at Village Ratanpura, Gram Panchayat Aamligarh, Panchayat Samiti Suwana, District Bhilwara – Rajasthan, and which is bounded as under: East : Gopi/ Ratna Gadri West : Bhairu/ Nanda Gadri North : Road South : Nanu/ Ratna Gadri

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| 4. | 228879 700000 013 | 1. Mr. Radhey Shyam Daroga S/o Sawant Daroga<br>2. Mrs. Santosh Daroga W/o Radhey Shyam Daroga | 7-Jul-2021 Rs. 4,74,183.00 /- | 16-Feb-2024 | Rs. 10,16,887.34 /-(as on 12-02-2025) | 15-Mar-2025 01.00 PM | Rs. 5,83,000/- | Rs. 58,300/- | 19-Mar-2025 1.00 PM to 1.30 PM | 18-Mar-2025 04.00 PM | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bhilwara Branch Situated at:- Shop No. 3&4, Aaraji No. 2742/4, Shri Mahalaxmi Chambers, Next to LG Showroom, Pur Road (Old R.T.O Road), Revenue Village, Bhilwara, Rajasthan- 311001 | 9950437507, 9950157892, 9983365566 |
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All that piece and parcel of Land and Building of Residential Plot situated at Village Bada Mahuwa, Gram Panchayat Bada Mahuwa, Panchayat Samiti Suwana, Tehsil and District – Bhilwara, Rajasthan admeasuring 894.88 Sq Ft together with buildings, structures and all improvements thereon. Boundaries : East : Property of Kailash/Shankar Daroga, West : Property of Durga/Madan Daroga, North : Road, South : Ditch (Rawali Khai)

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| 5. | 228821 004000 0034, 228821 007000 0005 | 1. Mr. Bheru Lal Balai S/o Kalyaan Balai<br>2. Mrs. Kailashi Devi W/o Bheru Lal Balai | 10-05-2021 Rs. 4,59,663.00 /- | 10-07-2024 | Rs. 7,15,186.99/- as on 12.02.2025 (A/c no. 22882100400 00034); Rs. 83,511.60/- as on 12.02.2025 (A/c no. 22882100700 00005) | 15-Mar-2025 04.00 PM | Rs. 4,66,000/- | Rs. 46,600/- | 19-Mar-2025 2.00 PM to 2.30 PM | 18-Mar-2025 04.00 PM | EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bhilwara Branch Situated at:- Shop. No.3 & 4, Shri Mahalaxmi Chambers, Pur Road, Old RTO Rd, next to LG showroom, Gandhi Nagar, Bhilwara, Rajasthan - 311001 | 9950437507, 9950157892, 9983365566 |
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Residential property, Patta No.09, Situated at Village Babrana, Gram Panchayat Babrana Panchayat Samiti Banera, District Bhilwara, Rajasthan admeasuring 517 Sq. feet. Boundaries: East : Ratan Lal Balai, West : Jagdish Dholi, North : Kailash Dholi, South : Public Way

**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 property/ies put on auction will be permitted 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 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 C1 India Pvt Ltd. Contact person – Mr. Prabhakaran (Mo. No. 7418281709).The intending bidders are advised to visit <https://www.bankeauctions.com> 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://www.bankeauctions.com> 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. C1 India PVT LTD, Helpline Number's- 7291918824,25,26 support email id:- support@bankeauctions.com , Auction portal - <https://www.bankeauctions.com>.
- 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 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/Mortgagors about public auction scheduled for sale of mortgaged properties.