

Bank Logo	UJJIVAN SMALL FINANCE BANK	Registered Office: Grape Garden , No. 27 3rd 'A' Cross, 18th Main, 6th Block, Kormangala, Bengaluru-560095 Regional Office : Ujjivan Small Finance Bank, Rishi Tech Park, 4 th Floor, Premises no. 02-0360, Plot No. DH-6/2, Action Area 1D, New Town, P.O. Rajarhat, P.S. - New Town (Old Rajarhat), Kolkata – 700160.
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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/Guarantor	Date of 13-2 Notice & Demand Amount as on	Date of Possession	Present Outstanding balance as on 18-09-2025	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)
1	33078030000030	1. Mr. Ashis Kumar Mahajan s/o Swapan Kumar Mahajan 2. Mrs. Sabika Mahajan	14-07-2021 Rs. 2,75,770/-	16-02-2022	Rs. 8,44,866.51/-	10:00 AM 14-10-2025	Rs. 12,24,000/-	Rs. 1,22,400/-	30-10-2022 11:30 AM	29-10-2025	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank

	<p>Property Description/Schedule: All that piece and parcel of Shop Room No. D2 measuring super built up area 240 Sq Ft, be the same a little more or less, on the Ground Floor of the building built and constructed on all that piece and parcel of land measuring 62 decimals, situated at Mouza Deganga comprised in RS and LR Dag No. 471 under RS Khatian No. 204 corresponding to LR Khatian No. 606/15 at present 982, within the limits of Deganga No.1 Gram Panchayet, under PS Deganga in the District North 24 Parganas</p> <p>Boundaries:</p> <p>East: Shop of Ahmed Ali</p> <p>West: Shop No. D1</p> <p>North: Taki Road</p> <p>South: House of Rani Prova Mahajan</p> <p>The property belongs to Mrs. Sabika Mahajan, i.e vide Registered Deed of Sale dated 03.08.2006, registered on 04.08.2006 before the Office of the ADSR Deganga, recorded in Book No.1, CD Volume No. 4, Pages 6230-6238, Being No. 03240 for the year 2008</p>
	<p><u>Terms & Conditions:-</u></p> <p>The e-Auction is being held on “AS IS WHERE IS”, “AS IS WHAT IS’ and “whatever there is” BASIS”.</p> <ol style="list-style-type: none"> 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/ 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. 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/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description. 3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above. 4. 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. 74182-81709).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. 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 major 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.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Date: 19-09-2025
Place: Kolkata

Sd/-
Authorized
Ujjivan Small Finance Bank
Officer