



Star Housing Finance Limited
Corporate Office : 603, Western Edge I, Above Metro Cash & Carry, Borivali East, Mumbai - 400066

Demand Notice under Section 13(2) of Securitization Act of 2002

AS per loan account become NPA therefore the authorized officer under section 13(2) "The securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" had issued **60 days** demand notice to the borrower/co borrower/ mortgage/guarantor (collectively referred as 'Borrower') as given in the table. According to the notice if the borrower's do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount with the future interest and expenses within 60 days from the date of the demand notice, otherwise under the provision of the 13(4) and 14 of the said act, the authorized officer is free to take possession for sale of the mortgage properties, secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of section 13(13) of the act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards section 13(8) r/w Rule 3(5) of the security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured assets upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice which thereafter shall cease to exist.

Sr. No.	Name of the Borrower/ Co Borrower/ Mortgage/ Guarantor	Date and amount of Demand Notice Under Sec 13(2)	Description of Mortgaged Property
1.	Mr. Bhagwan Sahay Mali (Applicant) Mr. Jagdish Saini S/o Bhagwan Sahay Mali (Co- Applicant) Mrs. Chandu Devi W/o Bhagwan Sahay Mali (Co- Applicant) Add : Hajaran Ki Dhani Mansar Khedi Bassi Jaipur Rajasthan Loan Code No.: ASHJPR - 181	12-08-2025 & Rs.12,90,326/- (Rupees Twelve lakhs Ninety Thousand Three Hundred and Twenty-Six only) as on 12.08.2025	EM. Residential Land& building measuring 1544 Sq.Ft. in the Name of Mr. Bhagwan Sahay Mali S/o Mool Chand Mali, Add- Khasra No 937/60 Gram Mansarkheri Tehsil Bassi Dist.Jaipur Rajasthan Boundaries: As per Sale Deed Document - East - Rasta Then House of Chagan, West - Land of Mr. Sedi Ram, North - Land of Narayan Saini, South - Self Land
2.	Mr. Rakesh Verma S/o Ghanashyam Verma (Applicant) Mrs. Lucky Verma W/o Rakesh Verma (Co- Applicant) Add : Plot No D-131 Govindpura Kalwar Road Jaipur Rajasthan - 302012 Loan Code No.: ASHJPR - 50	12-08-2025 & Rs.20,91,394/- (Rupees Twenty lakhs Ninety-One Thousand Three Hundred and Ninety-Four only) as on 22.07.2025	EM. Residential Land& building measuring 900 Sq. Ft. in the Name of Mr. Rakesh Verma, Add- Plot No Q-7 Balaji Vihar 8th Vill Kishorपुरa Under Shri Ganpati Grah Nirman Sahakari Samiti Ltd Near Hathoj Kalwar Road Jaipur Rajasthan. Boundaries : As per Sale Deed Document - East - Plot No 231, West - Road 30 Feet Wife, North - Plot No Q-6, South - Plot No Q-8
3.	Mr. Rajaram S/o Failiram Meena (Applicant) Mrs. Monika Devi W/o Rajaram Meena (Co-Applicant) Add : Patta No 39 Gram Panchayat Palunda Ramgarh Pachwara Dist Dausa Raj. Loan Code No.: ASHJPR - 78	30-07-2025 & Rs.5,02,890/- (Rupees Five Lakh Two Thousand Eight Hundred & Ninety only) as on 30.07.2025	Patta No 39 Gram Panchayat Palunda Ramgarh Pachwara Dist. Dausa Area 1529 Sq Ft.
4.	Mr. Rinku Ramkhladi Meena (Applicant) Mrs. Hema Devi Rinku Meena (Co- Applicant) Add : Palunda Lalsot Dausa Nangal Rajwat Dausa Rajasthan - 303505 Loan Code No.: ASHJPR - 71	30-07-2025 & Rs.4,91,653/- (Rs Four Lakh Ninety-One Thousand Six Hundred & Fifty-Three only) as on 30.07.2025	Plot No 39 Patta No 40 Gram Panchayat Palunda Ramgarh Pachwara Dist Dausa Area 1352 Sq Ft.

Date : 07-10-2025
Place : Mumbai

Sd/- Authorised Officer- Sania Pereira
Star Housing Finance Limited



Shriram Finance Limited
(Earlier known as Shriram City Union Finance Limited).

Reg. Off.: 14A, Sri Towers, South Phase, Industrial Estate, Guindy, Chennai-600 032;
Branch Off: Office at 156, 2ND Floor Above allen solly Hanuman Nagar–D, Amarpali Marg, Vaishali Nagar, Jaipur,302021, Raj. **Website:** www.shriramfinance.in

**DEMAND NOTICE**

Note: "It is informed that "SHRIRAM CITY UNION FINANCE LIMITED" has been amalgamated with "SHRIRAM TRANSPORT FINANCE LIMITED" as per order of NCLT, Chennai. Subsequently the name of "SHRIRAM TRANSPORT FINANCE LIMITED" was changed as "SHRIRAM FINANCE LIMITED" with effect from 30.11.2022 vide Certificate of Incorporation pursuant to change of name dated 30-11-2022."

Whereas the borrowers/co-borrowers/guarantors/ mentioned hereunder had availed the financial assistance from SHRIRAM FINANCE LTD. We state that despite having availed the financial assistance, the borrowers/guarantors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non-Performing Asset in accordance with the directives/guidelines issued by Reserve Bank of India, consequent to the Authorized Officer of SHRIRAM FINANCE LTD under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective dates mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers / guarantors /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices

The notices issued to them on their last known addresses have returned / un-served and as such they are hereby informed by way of public notice about the same.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

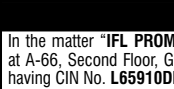
Name Of The Borrower(s)/ Co-Borrower(S)	Outstanding Amount	Property Address of Secured Assets
Loan No. JAPR1LP2112050006/ JAPR1LP2204060001/ JAPR1BU2305310001 1.M/s. K S PROJECTS (Borrower) (Rep. by its Prop. Mr. Kaptan Singh Rajpoot) Add- 12 Radha Vihar-E Ext. Kalwar Road Hathoj Jaipur, Rajasthan-302012 2.Mr. KAPTAN SINGH RAJPOOT (Co-Borrower/Guarantor) Add- 12-A Radha Vihar Kalwar Road Hathoj, Jaipur Rajasthan-302012 3.Mrs. SANTOSH KANWAR (Co-Borrower/Guarantor) Add- Plot No. 12, Radha Vihar-E, Kahtiyo Ka Mohalla, Hathoj, Jaipur, Rajasthan- 302012 4.Mr. MAN SINGH RAJAWAT (Co-Borrower/Guarantor) Add- 12, Khatiyo Ka Mohalla Hathoj Near Tejaji Ka Mandir, Hathod, Jaipur, Rajasthan-302012 5.Mrs. MAMTA KANWAR (Co-Borrower/Guarantor) Add- Plot No.6, Radha Vihar-E, Pithawas Hathod, Hathoj, Jaipur, Rajasthan-302012	Rs.74,99,025/- (Seventy-Four Lakhs Ninety-Nine Thousand Twenty-Five Only) in loan account JAPR1LP2112050006 as on 26-Sep-2025 and Rs.89,42,359/- (Eighty-Nine Lakhs Forty-Two Thousand Three Hundred Fifty-Nine only) in loan account JAPR1LP2204060001 as on 26-Sep-2025 and Rs.2,86,589/- (Two Lakhs Eighty-Six Thousand Five Hundred Eighty-Nine Only) in loan account JAPR1BU2305310001 as on 26-Sep-2025 with further interest and charges as per terms and conditions Loan Amount RS.85,00,000/- (Rupees Eighty Five Lakhs Only) in loan account JAPR1LP2112050006 And Rs.1,00,00,000/- (Rupees One Crore Only) in loan account JAPR1LP2204060001	Property 1. ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PLOT NO. 12, Scheme Radha Vihar-E (Ext.), Gram Pithawas, Jaipur (Rajasthan) admeasuring 142.22 Sq. Yd. Bounded as Under: East: Plot No. 12-A West: Road 25 Ft. Wide, North: Road 30 Ft. Wide, South: Plot No. 11 Property 2. ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PLOT NO. 12-A, Scheme Radha Vihar-E (Ext.), Gram Pithawas (Hathod), Kalwar Road, Jaipur (Rajasthan) admeasuring 57.77 Sq. Yd. Bounded as Under: East: Plot No. 14-A & 14-B, West: Road 25 Ft. Wide, North: Plot No. 12, South: Plot No. 11-A Property 3. ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PLOT NO. 11-A, Scheme Radha Vihar-E (Ext.), Gram Pithawas (Hathod), Kalwar Road, Jaipur (Rajasthan) admeasuring 66.66 Sq. Yd. Bounded as Under: East: Plot No. 14-A West: Road 25 Ft. Wide,, North: Plot No. 12-A, South: Plot No. 11 Property 4. ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PLOT NO. 8, Scheme Radha Vihar E(Ext.), Kalwar Road, Jaipur (Rajasthan) admeasuring 100 Sq. Yd. Bounded as Under: East: Road , West: Plot No.6, North: Plot No. 7, South: Plot No. 9 Property 5. ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PLOT NO. 9, Scheme Radha Vihar E (Ext.) Kalwar Road, Jaipur (Rajasthan) admeasuring 102 Sq. Yd. Bounded as Under: East: Road , West: Plot No.6 North: Plot No. 8, South: Other Land Property 6. ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PLOT NO. 6, Scheme Radha Vihar E (Ext.), Hatod Village, Kalwar Road, Jaipur (Rajasthan) admeasuring 254.51 Sq. Yd. Bounded as Under: East: Plot No. 7A, 8A, 8 & 9 , West: Plot No.3, 4 & 5A, North: Road South: Plot No.2 & Other Land Property 7. ALL THAT PART AND PARCEL OF THE PROPERTY BEARING PLOT NO. 56, Scheme Radha Vihar E (Ext.), Kalwar Road, Hatoj, Jaipur (Rajasthan) admeasuring 155.05 Sq. Yd. Bounded as Under:East: Plot No. 43, West: Road, North: Plot No. 57, South: Plot No.55

In the circumstances as aforesaid, the notice is hereby given to the above borrowers, co-borrowers and /or their legal heirs or their guarantors (where ever applicable) to pay the outstanding dues as mentioned above along with future interest and applicable charges within 60 days from the date of the publication of this notice failing which further steps will be taken after the expiry of 60 days of the date of this notice against the secured assets including taking possession of the secured assets of the borrowers and the mortgagors under Section 13(4) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 and the applicable rules there under.

Please note that under Section 13 (13) of the said Act, no Borrower shall, transfer by way of sale, lease or otherwise any of his secured assets referred to in the notice, without prior written consent of the secured creditor.

Place: Jaipur
Date: 07-10-2025

Sd/- Authorised Officer
Shriram Finance Ltd



PUBLIC NOTICE

In the matter "IFL PROMOTERS LIMITED" (the company) having its registered office at A-66, Second Floor, Guru Nanak Pura Vikas Marg, Laxmi Nagar, Delhi, India, 110092 having CIN No. **L65910DL1992PLC049014**

..... Applicant

Notice is hereby given to the general public that the company had lost its original **Certificate of Registration** issued by the Reserve Bank of India having Registration No. **DEL02690** dated **19.07.2007**, and is not traceable despite best efforts.

Kindly return the same if anyone found it at the registered address of the company **A-66, Second Floor, Guru Nanak Pura Vikas Marg, Laxmi Nagar, Delhi, India, 110092**

Information is provided in this regard that the said certificate is untraceable and a statutory warning is hereby given to the general public, not to misuse and if anyone misuse the same then civil and criminal case shall be registered against the person.

For IFL PROMOTERS LIMITED
Pawan Kumar Garg
Director
DIN - 00157287
Email: promotersifl@gmail.com

Place: Delhi

UJJIVAN SMALL FINANCE BANK LTD.
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 (UP)-201301
Branch Kota:- Plot No. 6, Jhalwar Road, Near Chawani Chouraha, Gumanpura, Kota – 324007
Branch Bhilwara:- Plot No. 3 & 4, Shri Mahalaxmi Chambers, Pur Road (Old R.T.O Road), Next to LG Showroom, Gandhi Nagar, Bhilwara – 311001
Branch Kishangarh:- Plot No. 2, Ajmer Road, Next to Central Bank of India, Purohit Auto Service, Madanganj, Madanganj, Kishangarh – 305207
Branch Kotputli:- Ground Floor, Plot no.1982, Khasra no.1196, Gram Basadi, Tehsil Kotputli, P55W+M08, Kotputli – 303108
Branch Jodhpur:- Plot No. 47, Mahadev Tower, Umrao Khan Petrol Pump, Scheme LIG-3, New Kohinoor Cinema, Choupasni Road, Baldev Nagar, Jodhpur - 342003
Branch Bundi:- Plot No. 1, New Colony, Opposite Circuit House, New Colony, Bundi - 323001
Contact Person: 1. Chain Singh Goyal:- 9950437507; 2. Dheeraj Neemawat:- 9602161818; 3. Sanjay Sharma:- 9983365566

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.	2224210110000001	1. Dharmraj Gurjar @Dharmaraj S / o N a n d K i s h o r @Nandkishoar @Nand Kishore 2. Kamla Bai W/o Nand Kishor @Nandkishoar @Nand Kishore	24-12-2024 Rs. 4,04,687/-	11.07.2025	Rs. 6,39,532.96 /- (as on 19-09-2025)	21-Oct-2025 02:00 PM by prior appointment	Rs. 4,45,000/-	Rs. 44,500/-	29-Oct-2025 11:00 AM to 12.00 PM	28-Oct-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kota Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201

All that piece and parcel of land and building, of the Residential Property, Plot No. NIL (Patta No. 2879), area admeasuring 713.00 Sq. Ft., situated in Khasra No. 467 at Village Narayanpur, Gram Panchayat Datunda, Panchayat Samiti Hindoli, District Bundi – Rajasthan, and which is bounded as under: Boundaries: East : Self Land, West : Bada of Kalu Nath, North : H/o Babu Lal Bheel, South : Self Land

2.	228821003000004	1. Gopal Gurjar S/o Narayan Lal Gurjar 2. Mr. Narayan Lal Gurjar S/o Daya Ram Gurjar 3. Mrs. Lali Gurjar W/o Narayan Lal Gurjar	15.07.2021 Rs. 4,87,479/-	08.09.2025	Rs. 5,38,059.81/- (as on 14.09.2025)	11-Nov-2025 02:00 PM by prior appointment	Rs. 8,93,000/-	Rs. 89,300/-	21-Nov-2025 12.00 PM to 1.00 PM	20-Nov-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Bhilwara Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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All that piece and parcel of land and building, of the Residential Property, Plot No. NIL (Patta No. 10), area admeasuring 1565.00 Sq. Ft.s, situated at Village Muijras, Gram Panchayat Kochriya, Panchayat Samiti Suwana, District Bhilwara – Rajasthan, and which is bounded as under: Boundaries: East: Public Way, West: H/o Khuma/Bhaja Gurjar, North: H/o Bhagwat Singh Charan, South: Samlati Rasta of Neighbors

3.	222721004000008	1. Mahendra Pal Bohra S/o Pappu Lal Bohra 2. Champa W/o – Pappu Lal	27.12.2019 Rs. 3,86,249/-	19.07.2025	Rs. 7,71,018.31 /- as on 19.09.2025	21-Oct-2025 02:00 PM by prior appointment	Rs. 7,93,000/-	Rs. 79,300/-	29-Oct-2025 1.00 PM to 2.00 PM	28-Oct-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kishangarh Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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All that piece and parcel of One Residential Property having an extent of 288.44 Sq Yards situated at Patta No.09, Village Singara, Gram Panchayat Thal, Tehsil Roopangarh, Dist – Ajmer, Rajasthan, together with buildings, structures and all improvements thereon. Boundaries : East : 59'0" - Plot of Banshi Bawri and Plot of Nemichand, West : 59'0" - House of Jagdish Bawri, North : 44'0"-Road, South : 44'0" - House of Bhagchand Bawri

4.	2224210170000032	1. Shivraj S/o Banshi Lal 2. Mamta Bai W/o Shivraj	28.12.2022 Rs. 10,69,234/-	24.08.2024	Rs. 15,68,240.81 /- as on 14.09.2025	21-Oct-2025 02:00 PM by prior appointment	Rs. 6,40,000/-	Rs. 64,000/-	29-Oct-2025 1.00 PM to 2.00 PM	28-Oct-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kota Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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All that Part & Parcel of Residential property Patta No. 12255, area admeasuring 886 sq.ft. Village Bajad, Teh Talera Distt. Bundi (Part of Khasra No. 386) which is bounded as follows: Boundaries : East : House of Pappu, West : Aam Rasta, North : House of Prakash, South : House of Nandkishor

5.	2306210170000039	1. Sunil Mandovra S/o Rati Ram @ Rati Ram Dhoobi 2. Poonam Rani W/o Sunil Kumar Rati Ram @ Rati Ram Dhoobi S/o Budh Ram Dhoobi @ Buddh Ram	31.12.2024 Rs. 12,50,106/-	25.06.2025	Rs. 16,09,239.35/- as on 14.09.2025	21-Oct-2025 02:00 PM by prior appointment	Rs. 20,03,000/-	Rs. 2,00,300/-	29-Oct-2025 1.00 PM to 2.00 PM	28-Oct-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kotputli Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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All that Part & Parcel of residential plot bearing Patta no. 450, admeasuring 958.88 sq. ft. or 89.28 sq.mtrs. situated at Chandani Chowk, Ward no.16, Behror, District Alwar, Rajasthan which is bounded as follows: Boundaries : East : Road, West : House of Rajesh, North : House of Kishan, South : House of Prakash

6.	2225210170000051	1. Deepak Kahar S/o Shivji Kahar 2. Shoji Lal S/o Bhanwar Lal 3. Kamla Bai w/o Shoji Lal	10.10.2023 Rs. 11,10,777 /-	25.10.2024	Rs. 17,18,646.19 /- (for account no. 2225210170000051) as on 14.09.2025	21-Oct-2025 02:00 PM by prior appointment	Rs. 19,27,000/-	Rs. 1,92,700/-	29-Oct-2025 11.00 AM to 12.00 PM	28-Oct-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Bundi Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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All that part and parcel of property bearing Patta No. 4296 & 4297, area admeasuring 211.11 Sq. yds. Situated at Village- Hindoli, Tehsil- Hindoli & Distt.- Bundi, Rajasthan, Boundaries: East : House of Kanchan Bai & Nathu Lal After That House Of Phokar Lal Dheer, West : House of Mohan Lal Keer, North : Plot of Shokat Ali, South : Old NH 12 80'0" From Center

7.	2224210170000016	1.Mr. Ram Sahay Buliwal S/o Kesari Lal 2. Mr. Balram Buliwal S/o Ramsahay Buliwal	28.10.2021 Rs. 4,40,676/-	24.08.2024	Rs. 11,14,122.31 /- As on 14.09.2025	21-Oct-2025 02:00 PM by prior appointment	Rs. 4,37,000	Rs. 43,700/-	29-Oct-2025 1.00 PM to 2.00 PM	28-Oct-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kota Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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All that piece and parcel of land and building, of the residential property, having an area admeasuring 765 Sq. Feet situated at Patta No. 5413, Village Mahrapura, Tehsil Bundi, Rajasthan together with buildings, structures and all improvements thereon which is bounded as follows: Boundaries : East : House Of Ramhet S/o Chhotu, West : Road, North : House of Smt. Suman W/o Ramsahay, South : Land of Barasram S/o Bhanwar Lal

8.	223276200000008	1.Mr. Mohammad Rafiq S/o Jahoor Mohammad 2. Mrs. Mobina Bano W/o Mohammad Rafiq	20.07.2021 Rs. 6,92,564/-	26.09.2023	Rs. 13,39,019.35 /- As on 14.09.2025	21-Oct-2025 02:00 PM by prior appointment	Rs. 6,68,000/-	Rs. 66,800/-	29-Oct-2025 11.00 AM to 12.00 PM	28-Oct-2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Jodhpur Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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All that piece and parcel of land and building, of the Flat No. H 77/01, Ground Floor, area admeasuring 395 Sq. Feet, Situated at Plot No.25,34,35,36,42,45,46,47,48,49,50,57,58,59,60, 61,62,63,64,65,66,67,68,69,70,71,72,73,74,75,76,77,78 Khasra No. 177, 179/2, to 179/13, 59,59/1, 59/2,61,61/1,61/2, 63,63/1,63/2, Village Tanawra and Bhakrasani, Tehsil Luni, District Jodhpur - Rajasthan, which is bounded as follows: Boundaries: East: Plot No. 64, West: Way 30 Feet, North: Plot No. 76, South: Plot No. 78

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/ 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 mentioned against each property description.
3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned 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 – Prabakaran M. (Mob No. 7418281709). The intending bidders are advised to visit <https://www.bankauctions.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.bankauctions.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:- 7291918824,25,26 support email id:- support@bankauctions.com , Auction portal - <https://www.bankauctions.com>.
Date: 07.10.2025

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 and by 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/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Place: Rajasthan
Authorized Officer, Ujjivan Small Finance Bank