

DCB Bank Limited. Registered Office:- 6th Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Panel, Mumbai - 400013		<div>DCB BANK</div>			
DEMAND NOTICE UNDER SECTION 13(2) OF THE SARFAESI ACT, 2002					
You the below mentioned borrower(s), co-borrower(s) have availed loan/s facility(ies) from DCB Bank Limited by mortgaging your immovable properties (securities). Consequently to your defaults your loans were classified as non-performing assets. DCB Bank Limited For the recovery of the outstanding dues, issued demand notice under Section 13(2) of The Securitization And Reconstruction and Financial Asset Enforcement Of Security Interest Act, 2002 (the Act), the contents of which are being published herewith as per Section 13(2) of the Act read with rule 3(1) of the Security Interest (Enforcement) Rules, 2002 as and by way of service upon you. Details of the borrowers, co-borrowers, properties mortgaged, outstanding dues, demand notice sent under Section 13(2) and amount claimed there under are given as under:					
Sr. No.	Name and address of the Borrower, Co-Borrower/Guarantor, Loan Account No., Loan Amount	Secured property address	1) Demand notice date 2) Outstanding dues 3) NPA Date		
1.	1. Mr. Hoshiyar Singh, 2. Mrs. Sinder Kaur. All Address At:- New Saran Patli Kahanghar Road Samana Patiala Patiala Punjab 147 101 Loan Account Number- DRBLAMB00495809/DRBLAMB00532184 Loan Amount Sanctioned: Rs. 12,30,000/-	All piece and parcel of Property Plot Measuring 250 Sq. Yards (8-13 Marlas), i.e. 25/351 Share of 5K- 17M, out of Khewat Khatauni No. 1212 Kharsa No. 109/5/2 (5-7), Situated At Saran Patli, Rakba Village Samana, Samana, Distt. Patiala, Bounded As Under: East: Gali, Length 50', West: Owner Himself, Length 50', North: Plot, Length 45', South: Owner Gali, Length 45'.	1) 22-11-2025 2) Rs.89,643.41/- (Rupees Eight Lakh Thirty Nine Thousand Six Hundred Forty Three And Fourty One Paisa Only) as on 22nd November 2025 3) NPA Date - 02-10-2025		
2.	1. Mr. Baldev Singh, 2. Mrs. Bas Devi. All Address At:- H- No-6 Lakhnaura Narainghar Narainghar Jaryana 134203 Loan Account Number- DBLARAP00559428 Loan Amount Sanctioned: Rs.8,24,009/-	All that piece and parcel of Property Bearing Khewat 141 Khatauni 154 Kharsa No. 212 (1-1) of 52/189 Share i.e. K M S O-05-07 situated at Vill. Lakhnaura H.B No. 124 Teshil Narainghar Distt. Ambala Owned By Smt. Bas Devi W/o Baldev Sing As Per Regd. Transfer Of Property Deed No. 1593 Dated 18/07/2022 Bahi No. 1, Jild No. 241 Page No. 68 Pasted At Additional Bahi No. 1, Jild No. 399 Page Nos. 97 to 99 Registered Before the office of Sub-Registered, Narainghar And Jamabandi Year 2020-21 And Mutation No. 3380. As Per Regd. Transfer Of Property Deed No. 1593/1 Dated 18-07-2022 House is Constructed Upon Said Land Which is Bounded As Under: North- 18'-00", House Of Kashmin Lal +6'00", Rasta, South- 27'-8", House Of Gundesh Singh, East- 48'-8", Gov. School And House Of Kashmin Lal, West- 51'-8", House Of Mohan Lal.	1) 22-11-2025 2) Rs.92,852/- (Rupees Eight Lakh Ninety Two Thousand Eight Hundred Fifty Two Only) as on 22nd November 2025 3) NPA Date - 02-10-2025		
3.	1. Mr. Surender Singh, 2. Mrs. Komal, 3. Mr. Jile Singh. All Address At:- Jawahra 50, Jawahra Sonipat Sonipat Jaryana 131306 Loan Account Number- DRBLSOI00604951 Loan Amount Sanctioned: Rs.20,67,537/-	All that Property /Plot Measuring 211 Sq. Yards, (7/15 Share Bakdar 0-7 I.e. 211 Sq Yards) comprised in Khewat No. 206 Min Khata No 232 Min Kharsa No. 5304 (0-15) Gali Munkin situated at Vill. Jawahra Sub Teh- Khanpur Kalan Distt- Sonipat.	1) 24-11-2025 2) Rs.21,20,388/- (Rupees Twenty One Lakh Twenty Thousand Three Hundred Eighty Eight Only) as on 24th November 2025 3) NPA Date - 02-10-2025		
4.	1. Mr. Subhash, 2. Mrs. Shera Devi. All Address At:- House No 412 Surewala Hisar Hisar Jaryana 125113 Loan Account Number- DRBLHSI00602104 Loan Amount Sanctioned: Rs. 12,52,600/-	All piece and parcel of Property Situated in Land in One Property Measuring 16 Marla Comprised In Khewat No.57, Kitta 02 Kharsa 62/8/2 13/1, Rakba 7 13 of 11/153 Situated At Village Surewala, Teshil Ukrania & Distt Hisar. Bounded By East- South Chailman, West- Banshi, North- Gov. School, South- Surjit Urf Shili.	1) 24-11-2025 2) Rs.13,14,362/- (Rupees Thirteen Lakh Fourteen Thousand Three Hundred Sixty Two Only) as on 24th November 2025 3) NPA Date - 02-10-2025		
You the borrower/s or co-borrowers/guarantors are therefore called upon to make payment of the above mentioned demanded amount with further interest as mentioned hereinabove in full within 60 days of this notice failing which the undersigned shall be constrained to take action under the act to enforce the above-mentioned securities. Your attention is invited to provisions of sub-section (8) of section 13 of the act by virtue of which you are at liberty to redeem the secured asset within period stipulated in the aforesaid provision. Please note that as per section 13(13) of the said act, you are restrained from transferring the above-referred securities by way of sale, lease or otherwise without our consent.					
Date: 27.11.2025 Place: Patiala, Ambala, Sonipat, Hisar		Sd/ Authorized Officer DCB Bank Limited			



UJJIVAN SMALL FINANCE BANK LTD.

Registered Office: Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangla, Bengaluru-560095

Regional Office:- GMTT Building Plot No. D-7, Sector-3, Noida (UP)-201301

Branch Office:- Shop No. 49, J.K. Tower, Mall Road, Amritsar, Punjab-143001

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 PROVISIONS RULE 8(b) & 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.	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	2280210 0500000 01 & 22 8021007 0000001	(1) Sukhjinder Singh S/o Gurmukh Singh H. No. 19, Gali No. 17, Gurnam Nagar, Mandir Wala Bazar, Amritsar-1, Punjab - 143001 Also A/c- H. No. 15, Gali No. 3, New Sheela Uddam Singh Nagar, Sultanwind Road, Amritsar-1, Punjab - 143001 (2) Harjit Kaur W/o Sukhjinder Singh H. No. 19, Gali No. 17, Gurnam Nagar, Mandir Wala Bazar, Amritsar-1, Punjab - 143001	31.01.2024 Rs. 7,16,197/-	23.07.2025	Rs. 10,16,265,71/- (as of 27.05.2025)	08-12-2025 02.00 PM by prior appointment	Rs. 6,24,000/-	Rs. 62,400/-	23-12-2025 11.00 AM to 12.00 PM	22-12-2025 Till 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Amritsar Branch or remitted through RTGS/ NEFT/IMPS to A/c no. 22802101013462001 IFSC UJJV0002201 Contact Person: 1. Jenus Gool - 9023649253; 2. Ashish Chaudhary- 9875980425

All that Part and Parcel of Residential House over Plot bearing Plot No. 19 min, admeasuring area 31 Sq. Yards, comprised in Khassra No. 765 min, Khata Khatoori No. 1404/2955 as per jamabandi for the year of 2011-2012 situated at Sultanwind Urban, Abadi New Gurnam Nagar (Gali No. 17), Tehsil & District Amritsar, Punjab which is bounded as follows: Boundaries: East- :Sajan Singh; West- :Ownership of Jaspal Singh; North- :Ownership of others; South : -Gali.

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 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 properties/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 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 - Prabhakaran 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:- 7291918524, 25, 26 support email id:- support@bankauctions.com. Auction portal- <https://www.bankauctions.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 bidder 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 regarding public auction scheduled for sale of mortgaged properties.

Date: 27.11.2025, Place: Noida

Authorized Officer, Ujjivan Small Finance Bank