

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Kamataka. Regional Office: 7th Floor, Almonte IT Park, Sr.No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune 411014.

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 PROVISO 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.

SI. No.	Loan A/c No./ Branch	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.)	Date of Possession	Reserve Price in INR EMD in INR
1	4428763000000 16 / 4428-UDHANA	Vinod Sakharam Patil, 2. Mrs. Ashaben Patil Both Add.: 123, Siddhivinayaka Residency, Kadodara Road, Begumara, Surat Gujarat - 394305 Sr.No. 1 Also at: Devki Textile, B - 09, Mangla Park, Mahaprabhu Nagar, Surat, Gujarat - 395010	11.10.2023 / Rs.9,40,727.55 as on 06.10.2023	20.04.2025	Rs.7,58,000/- Rs.75,800/-

Description of the Immovable Property: All that piece and parcel of Property bearing Plot No. 199 admeasuring 42.71 Sq. Mtrs. Situated at Block No. 126, Revenue Survey No. 98 Whole N.A. land (Campus) known & Identified as "Siddhi Vinayak Residency" admeasuring 24259 Sq. Mts. Village: Bagumara, Taluka: Palsana, Dist: Surat State: Guiarat

Curc	i, olato. Objarat	50	80	100	180
2	4479210030000104 / 4479-MEHSANA	Pathan Tofik Khan Dadumiya, 2. Najminbanu Tofik Khan Pathan Both Add.: Pathan Vas, Pindharpura, Chanasma, Patan, Gujarat-384229 Sr.No. 1 Also at: Mahendra Tradings, Opp. Bus Stand, Munund, Patan, Gujarat-384151	13.11.2024 / Rs.6,22,163.93 as on 07.11.2024	03.08.2025	Rs.8,33,000/- Rs.83,300/-

Description of the Immovable Property: All that piece and parcel of property bearing Residential Gram Panchayat Property No. 271, assessment serial No. 281 known as "Musalman Vas" (Gamthan), area admeasuring 660 sq. ft., alongwith construction thereon, situated at Pindhapura, Taluka-Chanasma & District-Patan, Gujarat. Property Bounded as under:- North: Gram Panchayat Property No. 270, South: Property of Sipai Ibrahimkhan Raheman, East: Gram Panchayat Property No. 281, West: Open land, Owned by:- Pathan Tofikkhan Dadumiya

		Yogesh Amin, 2. Vaishaliben Amin Both Add.: B/103, Shree Radhe Shyam Enclave Opp. Shetu Shell Bhayli Road, Village-	27.12.2024 / Rs. 32.83.008.55		Rs.32,37,000/-
		Vadodara, Gujarat-391410 Also at: 22, Supuspak Society, Kilol Hospital, Ellora Park,		03.08.2025	Rs.3.23,700/-
ı	ROAD	Subhanpura, Vadodara, Subhanpura, Gujarat-390023	21.12.2024		

Description of the Immovable Property: All that piece and parcel of the Property bearing Flat No. 103, on 1st floor of Tower-B, area admeasuring 121.49 Sq. Mtrs., in the building known as "Shree Radhey Shyam Enclave", constructed on land bearing Old Survey No. 135, Block No. 118, T.P Scheme No., Old F. P No. 23/1 (New F.P No. 13) land area admeasuring about 2323 Sq. mtrs., situated at Village-Bhayli Vibhag-3 at Registration District & Sub-District-Vadodara, Gujarat. Property Bounded as under:- East: By Flat No. 104, West: By Tower C after Open land, North: By Tower A after Open Land, South: By Flat No. 102, Owned by: Yogesh Mahendrabhai Amin

4	0272 / 4467-NARODA PATIYA	1. Jethani Nirmal Narayandas, 2. Roshni Nirmal Jethani Both Add.: 1-1 (1/A), Anand Park Society, Near Chandrama Society, New "G", Word, Opp. Gulshan Party Plot, Kubernagar, Ahmedabad, Gujarat-382340 Sr.No. 1 Also at: Harsh Textiles, Shop No. B/1, Anand Park Society, Nirmal Complex, "G" Word, Opp. Gulshan Party Plot, Kubernagar, Ahmedabad, Gujarat-382340 Sr.No. 2 Also at: R. N Textiles, Shop No. B/1/3, Anand Park Society, Nirmal Complex, "G" Word, Opp. Gulshan Party Plot, Kubernagar, Ahmedabad, Gujarat-382340	07.12.2024 / Rs.16,93,423.30 as on 02.12.2024	03.08.2025	Rs.17,10,000/- Rs.1,71,000/-
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Description of the Immovable Property: All that piece and parcel of the Property Bearing Flat No. 402, in the Block No. L-2, on 4th floor, area admeasuring about 111 Sq. yards i.e., 92.80 Sq. mtrs., Super Built-up area out of which 53 Sq. mtrs., carpet area and undivided Share of area 52.83 Sq. yards, i.e., 44.17 Sq. Mtrs., in the scheme known as "Shree Thakornath Residency", constructed on land bearing Survey no. 308 (Old Block No. 560 (Old SurveyNo. 583)), situated in the Registration Sub-District of Dehgam of Village-Nandol, Tal. - Dehgam, District-Gandhinagar, Gujarat. Subject Property Bounded as under: - East: Block No. M, West: Block-K, North: Common Wall, South: Common Road, Owned by: Nirmal Narayandas Jethani

5	000008/	S W Charge through its proprietor Pankaj Jawaharbhai Golani, 2. Pankaj Jawaharbhai Golani, Khushbu Pankaj Golani Both Add.: A-4/B Punit Complex, Nr. Nelson Higher Secondary School, Maninagar, Ahmedabad-380008 Sr.No. 1 & 2 Also at: F 301 dev Samruddh Residency, B/H Mehsul Bhavan, S. P. Ring Road, Vastral Ahmedabad-382418	Rs.38,82,184.87	21.08.2025	Rs.13,53,000/- Rs.1,35,300/-
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Description of the Immovable Property: All that piece and parcel of the Commercial Property bearing Office no. 242 (as per plan passed by corporation Block no. D-1, Office no. 40) on 2nd Floor, Block no. D (as per broacher), in the scheme known as "Swaminarayan Business Park", Nilkanth (Narol) Co. Op. Shops & Offices Society Ltd. Situated at 229/1, 229/2, 230/A/1, 230/B/1 & 230/B/2, Town Planning Scheme no. 62, Final Plot no. 29/1+30/1 & 29/2 & 30/2 Paiki Sub Plot no. 02, Mouje: Narol, Taluka: Maninagar, dist. & Sub District: Ahmedabad. (Admeasuring about 37:27 Sq. Mtrs. SBUA+UDS of Land 9:13 Sq. Mtrs)

6	OCCOMPANION.	S W Charge through its proprietor Pankaj Jawaharbhai Golani, 2. Pankaj Jawaharbhai Golani, Khushbu Pankaj Golani Both Add.: A-4/B Punit Complex, Nr. Nelson Higher Secondary School, Maninagar, Ahmedabad-380008 Sr.No. 1 & 2 Also at: F 301 dev Samruddh Residency, B/H Mehsul Bhavan, S. P. Ring Road, Vastral Ahmedabad-382418	Rs.38,82,184.87	21.08.2025	Rs.13,97,000/- Rs.1,39,700/-
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Description of the Immovable Property: All that piece and parcel of the Commercial Property bearing Office no. 243 (as per plan passed by corporation Block no. D-1 Office no. 40) on 2nd Floor, Block no. D (as per broacher), in the scheme known as "Swaminarayan Business Park", Nilkanth (Narol) Co. Op. Shops & Offices Society Ltd. Situated at 229/1, 229/2, 230/A/1, 230/B/1 & 230/B/2, Town Planning Scheme no. 62, Final Plot no. 29/1+30/1 & 29/2 & 30/2 Paiki Sub Plot no. 02, Mouje: Narol, Taluka: Maninagar, Dist. & Sub District: Ahmedabad. Both above properties Owned by: Pankaj Javaharbhai Golani

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For Serial Nos. 1 to 6	For Ser	ial Nos.	1	to	6

Date & Time of Inspection of the property(ies) Date for Submission of Bid & EMD Date and Time of Auction

:: 18-12-2025 & 24-12-2025 Between 11.00 AM to 4.00 PM :: 29.12.2025 Between 11.00 AM to 5.00 PM

:: 30.12.2025 From 11:00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")

7	000120 /	 Rameshchandra Laxman Dash, 2. Minadevi @ Minatidas Laxman Dash, Sukanta Kumar Artabandhu Behera (Guarantor) Both Add.: 8. Ranchhadray Nagar, Near Vandernataram, Cross-Road, Vi-Jagatpur, Daskroi, Ahmedabad, Gujarat-382481 Sr.No. 1 & 2 Also at: Mousudha Bazar Mrugnayani Bhadrak, Odisha, Karnataka-756132 Sr.No. 3 Also at: 504 BL-C, 583/3, 6, 7, 29/1, 2, Swaminarayan, Park-6 Near Bhammariya Kuva Narol-Vatva, Ahmedabad, Gujarat-382445 	05.08.2024 / Rs.18,11,154.65 as on 05.08.2024	11.10.2025	Rs.9,71,000/- Rs.97,100/-
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Description of the Immovable Property: All that piece and parcel of the Property bearing Flat no. 505 on the 5th Floor in Block no. C, admeasuring about 47 Sq. Yards i.e. 39.29 Sq.mtrs., Carpet area at and in the scheme known as "Swaminarayan Park-6", situated on the land bearing Survey no. 583/3, 583/7, 583/6 of T.P. Scheme no 80 of Final Plot no. 29, 31, situated in the sim of Mouje Village: Vatva, Taluka: Vatva, Dist.: Ahmedabad in the District of Ahmedabad and Registration Sub District Ahmedabad-11 (Aslali)

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8	1. Pradip Barsatilal Kanoziya, Sonal Prasad Kanoziya @Kanaujiya Both Add.: 126, 2nd floor, Room No. 1, Dharam Nagar, above Jalaram Farsan, A. K Road, Surat, Gujarat-395008 Sr.No. 1 Also at: Prakash Dry Cleaners, 10A, Surya Nagar Society Near Shop Dharamnagar A. K Road, Surat, Gujarat-345008 Sr.No. 2 Also at: 22(11, Chhalari Managar, Varangar, Ultarranderh, 221207)	MC U /5 555 57	05.10.2025	Rs.6,10,000/- Rs.61,000/-

Description of the Immovable Property: All that piece and parcel of the Property bearing Flat No. G-5 admeasuring about 35.85 sq. mtrs., Super built-up and 27.36 sq. mtrs. built-up, on the Ground floor, of "Radha Madhav Palace", constructed on land bearing PLot No. 58, 59, 60 and 61 of Vallabh Nagar organized on land bearing Block No. 121 of Village-Vareli, Sub-District & Taluka-Palsana, District-Surat, Gujarat. Boundaries of Flat No. G-5 is East: Adjoining Society Road, West: Adjoining Flat No. G-6, North: Adjoining Flat No. G-4, South: Adjoining Plot No. 57 And Boundaries of Flat No. G-6 is East: Palace Stairs, West: J.M Complex, North: Adjoining Parking, South: Adjoining Plot No. 57 (both boundaries as per legal report), Owned by: Sonal Pradip Kanojiya @Kanaujiya or Kanoziya

9	0017/	Dharamnagar A.K Road, Surat, Gujarat-345008	08.10.2024 / Rs.9,75,556.62 as on 03.10.2024	05.10.2025	Rs.6,10,000/- Rs.61,000/-
		Sr.No. 2 Also at: 22/11, Chhateri Manapur, Varanasi, Uttarpradesh-221307	UU. TU-EUET.		

Description of the Immovable Property: All that piece and parcel of the Property bearing Flat No. G-6, admeasuring about 38.23 sq. mtrs., Super built-up and 31.71 sq. mtrs., built-up, both on the Ground floor, of "Radha Madhav Palace", constructed on land bearing PLot No. 58, 59, 60 and 61 of Vallabh Nagar organized on land bearing Block No. 121 of Village-Vareli, Sub-District & Taluka-Palsana, District-Surat, Gujarat. Boundaries of Flat No. G-5 is East: Adjoining Society Road, West: Adjoining Flat No. G-6, North: Adjoining Flat No. G-4, South: Adjoining Plot No. 57 And Boundaries of Flat No. G-6 is East: Palace Stairs, West: J.M Complex, North: Adjoining Parking, South: Adjoining Plot No. 57 (both boundaries as per legal report). Owned by: Sonal Pradip Kanojiya @Kanaujiya or Kanoziya

10	4010-	Khafi Tosim Marnadbhai, 2. Shahejad Marnadbhai Khafi Both Add.: Gulabnagar, Jio Petrol Pump, Ravi Park Street 4, Huseni Chowk, Jamnagar, Gujarat-361007 Sr.No. 1 Also at: Nasib Fabrication, Victoria Bridge, near Patel Travels, Jamnagar, Gujarat-361007 Sr.No. 2 Also at: Maahi Fabrication, Suncity-2, Plot No. 7/1, Morkanda Road, Jamnagar.	as on	12.10.2025	Rs.11,49,000/- Rs.1,14,900/-
Ш	JAMNAGAR	301007 Sr.No. 2 Also at: Maani Fabrication, Suncity-2, Plot No. 771, Morkanda Road, Janniagar,	05.10.2024		.00950350 t \$100.000

Description of the Immovable Property: All that piece and parcel of Residential Property bearing "sub-Plot No. 161/1, having 48 sq. mtrs. i.e. 517 Sq. Ft." out of Plot No. 161, Revenue Survey No. 659/1, land area known as "Suncity-2 Township", Situated at Morkanda Road, outside Kalavad Gate, Jamnagar, Taluka-Jamnagar, District-Jamnagar, Gujarat. Property Bounded as under:- East: 7.50 mtrs wide road, West: Sub-Plot No. 161/15, North: Sub-Plot No. 161/2, South: Joint Plot No. 160. Owned by: Tosim Mamadbhai Khafi & Shahejad Mamadbhai Khafi.

44	0036 /	 Minaben Thakor, 2. Chanduji Jeramji Thakor Both Add.: 11/15, Bhatvado Vas, near Santej School, Santej Gandhinagar, Kalol, Gandhinagar, Gujarat-382721 Sr.No. 1 Also at: 82/66, CA Industrial Estate, Rakanpur Santej, Tal Kalol, Gandhinagar-382721 Sr.No. 1 & 2 Also at: 40-K, Khudediya Vas, Nadiyana, Viramgam (Rural), Ahmedabad, Gujarat-382150 	13.11.2024 / Rs.8,00,777.46 as on 07.11.2024	11.10.2025	Rs.16,89,000/- Rs.1,68,900/-
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Description of the Immovable Property: All that piece and parcel of Property bearing Gram Panchayat Property No. 11/15, admeasuring about 462 sq. fts., i.e., 42.92 sq. mtrs., Plot area and 420 sq. fts. i.e., 39.02 sq. mtrs., construction area, in the area known as "Bhatvado Vas", situated in Village- Santej, Taluka-Kalol, District-Gandhinagar in the District of Gandhinagar and Registration Sub-District Kalol, property Bounded as under:- East: House of Thakor Savdhanji Chhanaji, West: House of Thakor Mahotji Nathaji, North: Road and Chowk, South: Naverithe House of Thakor Vihaji Somaji. Owned by: Minaben Chandubhai Thakor

12		13.11.2024 / Rs.8,73,279/- as on 07.11.2024	11.10.2025	Rs.4,39,000/- Rs.43,900/-
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Description of the Immovable Property: All that piece and parcel of property bearing Flat No. A/201, on 2nd floor, area admeasuring about 56.48 sq. mtrs., Super built up and 30.36 sq.mtrs., built-up, in Building No. "A", known & identified as "Trupti Residency", Constructed on land bearing Sub Plot No. 6, (according to the passing plan it is Sub Plot No. 16, 17, 18, 31, 32 & 33), admeasuring about 485.13 sq. mtrs., together with undivided proportionate share in Road and COP admeasuring about 302.28 sq. mtrs., total admeasuring about 788.41 sq. mtrs., this is the part and parcel of Sub Plot No. 1 to 14, total admeasuring about 2378.71 sq. mtrs., organized on land bearing Revenue Survey No. 147 and its Block No. 161 Paiki, adm. - 4199.83 sq. mtrs., and land bearing Revenue Survey No. 148 and its Block No. 162, admeasuring about 7993 sq. mtrs., total admeasuring about 12192.83 sq. mtrs., of Village Kadodara, Tal.- Palsana, Dist.-Surat, Gujarat, Property Bounded as under, East: 20 ft. Road, West: 20 ft. Road, North: lagu Sub Plot No. 5, South: 25 Ft. Road. Owned by: Geetaben Vinodbhai Shah & Vinod Visanji Shah

13

Description of the Immovable Property: All that piece and parcel of property of a Commercial Shop No. 1, on Ground floor, area admeasuring 20-12 sq. mtrs., Built-up area, constructed under scheme "Slum Clearance Cell", Gujarat Housing Board, situated at Revenue Survey No. 640 Part of City Survey No. 11, T.P.No. 6, F.P.No. 19P of Rajkot, situated at Taluka & District-Rajkot, Gujarat. Property Bounded as under:- North: Margin Space Then Shop No. 2, South: Margin Space, East: Margin Space Then Road, West: Margin Space Then Houses of Board, Owned by: Amjad Ibrahimbhai Belim

8		Sodha Ajitbhai Somabhai, 2. Sodha Premilaben Ajitbhai Both Add.: House No. 1055, Near Bus Stand, Khutaj, Kheda, Gujarat-387430	03.01.2025 / Rs.12,97,966.13	22.11.2025	Rs.17,81,000/-
	2.5	Sr.No. 1 & 2 Also at: 268, Valand Vago, near Mahadev Temple, Khutaj, Kheda, Gujarat-387430		TO DOUGH AND SHOULD BE SHO	Rs.1,78,100/-

Description of the Immovable Property: All that piece and parcel of the land with construction thereon, Ram Panchayat residential property bearing House No. 1055 & 1148, area admeasuring about 68.90 Sq. Mtrs., Built-up area situated at Village-Khutaj, Taluka-Mahudha, District-Kheda, Gujarat. Property No. 1055 bounded as under; East: Nadiad Sarsavni road, West: Land of Raijibhai Becharbhai, North: Land of Kabhaibhai Becharbhai, South: House of Chimanbhai Becharbhai, Property No. 1148 Bounded as under:- East: Nadiad Sarsavni Road, West: Property No. 1055 of Ajitbhai Somabhai, North: Land of Kabhaibhai Becharbhai, South: House of Chimanbhai Becharbhai, Owned by: Aiitbhai Somabhai Sodha

446321013000 15 446321015000 4463-NADI	Both Add:: /9, Vrundavan Villa, Opp. Bhavans It. Pandya College, Near Bright for Solutions, Dakor, Apand, Gujarat-388215 Sr. No. 1 Also at: Aparthatti Vata Road, Dakor, Khada, Gujarat-388225	14.01.2025 / Rs.18,93,277.52 as on 03.01.2025	31.10.2025	Rs.17,62,000/- Rs.1,76,200/-
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Description of the Immovable Property: All that piece and parcel of the Property Being N.A bearing Old R. S. No. 901 and New R. S. No. 1122, whose ledger No. 907 Total Area 2-13-04 Hec. Are Paiki Area 2-08-99 Hec. Are Paiki Plot No. 79 Area admeasuring 50.12 Sq. Mtrs., and undivided Share of Common Plot and Road area 38.45 Sq. Mtrs., Total Area Admeasuring 88.57 Sq. Mtrs., whose Ground Floor Construction Area 45.04 Sq. Mtrs., situated at Jakhed, taluka-Thasara, District-Kheda, Gujarat. Property Bounded as under: - East: Plot No. 80, West: Plot No. 78, North: After Margin Plot No. 88, South: Society Internal Road, Owned by: Panchal Ramilaben Kanubhai

16	442821013000 Both Add.: 140, Varjdham Society, Vareli, Kadod Residency, Surat, Gujarat-394327 Sr.No. 1 Also at: Garden Silk Mills Ltd, PFY Division.	ara, Surat, Near Sagun Market, Opp. Jalaram Rs.6,64,169/-	08.11.2025	Rs.4,31,000/- Rs.43,100/-	
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Description of the Immovable Property: All that piece and parcel of the property being Flat No. 403, on 4th floor, area admeasuring 55.42 Sq. Mtrs., Super built-up area and 30.48 Sq. Mtrs., Built-up area, in the building known as "Jalaram Residency", constructed on land bearing Plot No. 98, 99 and 100 admeasuring about 172 Sq Mtrs., of Dattkrupa, which is part and parcel of Vrajdham Society, bearing Block/Survey No. 88/3 of Village-Vareli, Taluka-Palsana, District-Surat, Gujarat. Property Bounded as under:- East: Lagu Plot No. 101, West: Lagu Road Margin, North: Lagu Road Margin, South: Lagu Plot No. 79 to 81, Owned by: Pramila Ramsakal & Ramsakal Indrasan Yaday

	446321008000	1. Prajapati Maganbhai Harmanbhai, 2. Prajapati Nayankumar Maganbhai	05.02.2025 /	STANDARD WALLS	Rs.5,75,000/-
17	0004/	Both Add.: 66-1, Prajapati Nivas, Chaklasi-2, Near Santaram Mandir, Nadiad, Gujarat-387315	Rs.1,56,339/-	11.10.2025	Section of the last of the las
	4463-NADIAD	Sr.No. 2 Also at: 67. Praiagati Nivas. Chaklasi. Kheda. Guiarat-387315	as on 01.02 2025		Rs.57,500/-

Description of the Immovable Property: All that piece and parcel of the Residential Property bearing City Survey No. 272, Sheet No. 7, Area admeasuring 246.75 Paiki, undivided Share of area admeasuring 169.26 Sq. Mtrs., whose Ground floor area admeasuring is 36 Sq. Mtrs., having Nagarpalika No. 100466/1/A together with construction thereon. Subject Property Bounded as under:- East: House of Kiritibhai Gordhanbhai Patel, West: Public Road of Prajapati Vas, North: Property of Bharatbhai Shanabhai Prajapati, South: Property of Shankarbhai Ramanbhai Prajapati, Owned by: Prajapati Maganbhai Harmanbhai.

18	4518210130000126 / 4518-PRAHALAD NAGAR	1. Yogesh Yadav, 2. Aarti Yadav, 3. Ganesh Khubchand Yadav, 4. Kavita Khubchand Yadav All Add.: 45 No. 259, Opp. Dipmahal Bunglow, Near Chhotakaka Park, Jagdish Bus Stand, Ahmedabad, Gujarat-380050 Sr.No. 1 Also at: Kiran Folding Works, Near Shreenath Hotel, NRC by Hotel, Narol, Ahmedabad, Gujarat-382405 Sr.No. 1 to 4 Also at: A/40, Kamala Park Society, Cadila Road, Ghodasar, Ahmedabad City, Ahmedabad, Gujarat-380050	Rs.10,84,412.08	02.11.2025	Rs.9,84,000/- Rs.98,400/-	
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Description of the Immovable Property: All that right, title and interest of Property bearing Flat No. B-106, of Block No. B, on 1st floor, area admeasuring about 37.10 Sq. Mtrs., Carpet area, in the Scheme known as "Svasaar Pravesh-1", constructed on land bearing New Survey/Block No. 12+15+39, (Old block No. 3 & 6) in Registration Sub-District and District of Ahmedabad-11 (Aslali), Situated at Mouje-Gamdi, Taluka- Daskroi, District-Ahmedabad, Gujarat. Property Bounded as under:- East: Flat No. B-105, West: Block No. L, North: Block No. C, South: Flat No. B-103, Owned by: Yogesh Khubchand Yadav, Ganesh Khubchand Yadav & Kavita Khubchand Yadav

19	446821013000 0146 / 4468-CTM	Dashrath Hakara Rawal, 2. Manisha Dashrath Rawal Both Add.: Room No. 4, on 1st floor, Satellite, Rajivnagar 5-2, Near Shreyas Tekra, Satellite, Ahmedabad, Gujarat-380007 Sr.No. 1 Also at: Shree Bahuchar Travels, Khoraj Gam, Near Khodiyar Railway Station, Gandhinagar, Gujarat-382441 Sr.No. 2 Also at: Rawal Basti, Dhamod, Bichhwara, Dungarpur, Rajasthan-314801	14.02.2025 / Rs.9,76,334.56 as on 13.02.2025	07.10.2025	Rs.6,00,000/- Rs.60,000/-
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Description of the Immovable Property: All that piece and parcel of the property bearing Flat No. 206, on 2nd floor, of Block No. B, area admeasuring about 32 Sq. Yards, i.e., 26.75 Sq. Mtrs., Carpet area (52 Sq. yards., Super Built-up area) construction Property in the scheme known as "Swaminarayan Park-8", constructed on land bearing Final Plot No. 4 of T.P Scheme No. 79 (Vatva) of Survey No. 28, 29, 30, situated in the Village-Vatva, Taluka-Vatva, District-Ahmedabad, in the Registration Sub-District and District of Ahmedabad-11 (Aslali). Property Bounded as under:- East: Flat No. C/201, West: Flat No. B/201, North: FLat No. B/205, South: T.P Road, Owned by: Manisha Dashrath Rawal

	& 4480210040000029 / 4480- Himmathagar	Rakshaben Rakeshbhai Panchal, 2. Rakeshkumar Mulchandbhai Panchal Add.: House No. 195, At Virpur, Post-Virpur, Idar, Sabarkantha, Gujarat-383230 Sr.No. 1 Also at: Jalaram Kirana Store, situated at post-Virpur, Idar, Sabarkantha, Gujarat-383230 Add.: At Virpur, Post-Virpur, Idar, Sabarkantha, Gujarat-383230 Sr.No. 2 Also at: Colour Painter, situated at Post-Virpur, Idar, Sabarkantha, Gujarat-383230	05.03.2025 / Rs.14,06,780.72 as on 01.03.2025	05.11.2025	Rs.8,77,000/- Rs.87,700/-	
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Description of the Immovable Property: All that right, title and interest of Property bearing No. 258, area admeasuring about 109.81 Sq. mtrs., along with construction thereon situated at Village-Virpur Parvana No. 42, dated 11.12.1945, within the limits of Virpur Gram Panchayat, Taluka-Idar, District-Sabarkantha, Property Bounded as under:- East- Road is situated, West: House of Kiritnhal Popathai Maheta is situated, North- House of Dahyabhai Chimanbhai Maheta is situated, South: House of Bhikhabhai Chhaganbhai Maheta is situated, Owned by: Rakshaben Rakeshbhai Panchal

21	21.09.2025 -	1. Ashokkumar Sitaram Sharma, 2. Lajavantidevi Ashokkumar Sharma Both Add.: 115, Vallabh Nagar, Near Kalyan Nagar, Punagam, Surat, Gujarat-395010 Sr.No. 1 Also at: Jay Ambe Steel & Fabrication, Shop No. 25, Shiv Plaza, Krishna Nagar, Sugar Road Sayan, Surat, Gujarat-394130 Sr.No. 1 Also at: 107, Vallabh Nagar, Near Kalyan Nagar, Punagam, Surat, Gujarat-395010	Rs.7,48,000 Rs.74,800
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Description of the Immovable Property: All that right, title and interest of Property bearing No. 228, area admeasuring 50372 Sq. Vaar i.e., 42.41 Sq. Mtrs., together with construction thereon, along with undivided area admeasuring 29.03 Sq. Mtrs., in whole land, total admeasuring 71.44 Sq. Mtrs., open land known & identified as "Shrungal Homes", together with construction thereon, constructed on land bearing Revenue Survey No. 76/Paikki, 75/Paikki, 95/Paikki, Block No. 343/A, 343/B, area admeasuring 46842 Sq. Mtrs., N.A.Land situated at Village-Bharudi, Taluka-Olpad, District-Surat, Gujarat. Property Bounded as under:- East: Plot No. 227, West: Plot No. 229, North: Society Internal Road, South: Plot No. 187, Owned by: Lajavantidevi Ashokkumar Sharma & Ashokkumar Sitaram Sharma

22	4480210110000005 / E 4480- S HIMMATNAGAR	 Ranjitsinh Chandusinh Zala, 2. Gitaben Ranjitsinhn Zala Both Add.: Plot No. 315, Makwana Fali, Bhadresar, Taluka-Idar, Sabarkantha, Gujarat-383110 Sr.No. 1 Also at: Ensure Finance Services, 16-19, Anand Nagar Society, Paldi, Ahmedabad, Gujarat-380007 Sr.No. 2 Also at: Shreeji Family Shop, At Daramali, Tal Idar, Darmali, Sabarkantha, Gujarat-383110 	RS.15,82,529.44	05.11.2025	Rs.18,90,000/- Rs.1,89,000/-	
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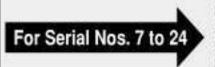
Description of the Immovable Property: All that piece and parcel of the Property bearing No. 352, area admeasuring about 144.98 Sq. Mtrs., together with the construction thereon, situated at Bhadresar within the limits of Bhadresar Gram Panchayat Taluka- Idar, District-Sabarkantha, Gujarat, Property Bounded as under:-East: Road then Open Plot is situated, West: Road is situated, North: Open Space then Temple is situated, South: House is situated, Owned by: Gitaben Ranjitsinh Zala

23	442821013000 0667 / 4428- UDHANA	1. Anup Kalishankar Pandey, 2. Nirmala Kalishankar Pandey Both Add.: Plot No. 398, Laxmi Narayan Nagar-1, Navagam, Dindoli, Udhana, Surat, Gujarat-394210 Sr.No. 1 Also at: Krishna Velding Workes, Plot No. 01, Moury Nagar, Near Baba Memorial Hospital, Navagam, Dindoli, Udhana, Surat, Gujarat-394210 Sr.No. 1 Also at: P-1, Survey No. 206, Morya Nagar, Navagam Surat City, Surat, Gujarat-394210	13.05.2025 / Rs.10,71,274/- as on 03.05.2025	09.11.2025	Rs.7,67,000/- Rs.76,700/-
	60,000 et al 2000 de 2	Sr.No. Also at: F-1, Survey No. 200, Morya Nagar, Navagarii Surat City, Surat, Gujarat-594210			

Description of the Immovable Property: All that piece and parcel in land bearing Plot No. 14 (According to K.J.P it is given Block No. 462/14) area admeasuring about 40.15 Sq. Mtrs., together with undivided proportionate share in Road COP area admeasuring about 25.96 Sq. Mtrs., of "Aradhna Platinum Part-3", along with construction thereon, constructed on land bearing Revenue Survey No. 470 and its Block No. 462, area admeasuring about 17189 Sq. Mtrs., of Village-Umrakh, Sub-District-Bardoli, District-Surat, Gujarat. Property Bounded as under:- East: Adjoining Society Road, West: Adjoining Society Limit, North: Adjoining Plot No. 15, South: Adjoining Plot No. 13, Owned by: Nirmala Pandey & Anup Pandey

	24	4442210170000098 / 4442- HARNI ROAD	Pranav Nikhilbhai Pandya, 2. Nikhil Madhusudan Pandya, Vaishali Nikhilbhai Pandya All Add.: C-104, Palitirth Flats, Subhanpura, Vadodara, Gujarat-390023	13.05.2025 / Rs.16,72,338.92 as on 03.05.2025	100000000000000000000000000000000000000	Rs.31,51,000/- Rs.3,15,100/-	
BOTH AND THE RESIDENCE OF THE PROPERTY OF THE							

Description of the Immovable Property: All that piece and parcel of Flat bearing No. C-104, on 1st floor, area admeasuring 840 Sq. Fts. built-up area, together with share in undivided common plot & road area admeasuring 160.49 Sq. Fts., & construction area admeasuring 78.03 Sq. Mtrs, in the scheme known as "Palitirth Flats", constructed on land bearing R. S. No. 156/2 Part No. 2, 3, 4, 5, T.P Scheme No. 2, F.P No. 458 total admeasuring 1909 Sq. Mtrs., situated at Registration of Sub-District Vadodara, District: Vadodara within the State of Gujarat. Property Bounded as under: - East: By Palitirth Flat No. C-105, West: By Palitirth Common Plot, North: By Final Plot No. 461, South: By Palitirth Flat No. C-103, Owned by: Nikhil Madhusudan Pandya



The publication is subject to the force major clause.

Date for Submission of Bid & EMD Date and Time of Auction

:: 18-12-2025 & 12-01-2026 Between 11.00 AM to 4.00 PM Date & Time of Inspection of the property(ies)

15.01.2026 Between 11.00 AM to 5.00 PM

:: 16.01.2026 From 11:00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.")

Place of submission of bids & Auction: Ujjivan Small Finance Bank Ltd. for Sr. No. 1, 8, 9, 12, 16, 21, 23 Ujjivan Small Finance Bank Ltd., Shop No. B-604, 6th Floor, B-Building, ICC Building, Near Majura Gate, Opp. Surat Civil Hospital, Ring Road, Sangrampura, Surat, Gujarat - 395002 (Contact: Ankur Sonawane-9904174447, Shoaib Garana -9825453765), for Sr. No. 2 Ujjivan Small Finance Bank Ltd., Prabhunagar Opp. Dena Bank, Randhanpur Road Mehsana, Gujarat-384002 (Contact: Ankur Sonawane-9904174447, Aniruddhsinh Gadhavi - 9824502290), for Sr. No. 3 & 24 Ujjivan Small Finance Bank Ltd., Office No. 414 & 415, Rajshree Centre, Kalaghoda Circle, Opposite Sayaji Hotel, Sayajiganj, Vadodara, Gujarat - 390020 (Contact: Ankur Sonawane-9904174447), for Sr. No. 4 to 7, 11, 18 & 19 Ujjivan Small Finance Bank Ltd., Lilamani Corporate Heights, Opp Ramapir Tekra BRTS, Nava Vadaj, Gujarat - 380013 (Contact: Ankur Sonawane-9904174447, Vijaykumar Parmar - 8733894076), for Sr. No. 10 Ujjivan Small Finance Bank Ltd., Shop No. 2, Ground Floor Platinum, Joggers Park, Park Colony, Jamnagar, Gujarat-361008 (Contact: Ankur Sonawane-9904174447, Suryadevsinh Zala -7567500008), for Sr. No. 13 Ujjivan Small Finance Bank Ltd., Mavdi Main Road, Opp-Indraprasth Hall, Mavadi Chowk, Mavdi, Gujarat - 360004 (Contact: Ankur Sonawane-

9904174447, Suryadevsinh Zala - 7567500008), for Sr. No. 14, 15 & 17 Ujjivan Small Finance Bank Ltd, Tulsi Landmark, Opposite Kidney Hospital, Petlad Road, Nadiad, Kheda -387001 (Contact: Ankur Sonawane-9904174447, Vijaykumar Parmar - 8733894076), for Sr. No. 20 & 22) Ujjivan Small Finance Bank Ltd, Trimurti complex, Upper Ground floor, Shop No. G1, G2, G3 and G 59, Sahakari Gin cross Road, Himmatnagar, Gujarat - 383001 (Contact: Ankur Sonawane-9904174447, Aniruddhsinh Gadhavi - 9824502290)

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 as mentioned against each property description. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day 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 - Prabakaran M - (Mob. 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 Authorised officer has the discretion to accept or reject any offer/Tender without assigning any reason.

5. 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 15 th 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.

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.

Place: Gujarat Sd/- Authorized Officer. Ujjivan Small Finance Bank Date: 12.12.2025

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I arrive at a conclusion not an assumption.

Inform your opinion detailed analysis.



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