

Competition may weigh on power equipment firms

Their stocks fell for a second day amid reports about possible removal of curbs on China companies bidding for govt contracts

NIKITA VASHISTH
New Delhi, 9 January



Panic selling in shares of power equipment-related companies entered a second day on Friday (January 9) as concerns continued to mount on the growth outlook for the pack. Investors have been selling shares of Hitachi Energy, CG Power, Siemens Energy, and GE Vernova T&D amid reports that the government might allow Chinese companies to bid for government contracts, particularly in the infrastructure, power, and manufacturing spaces.

To be sure, neither the government nor any company has confirmed the development. Still, Hitachi Energy India share price ended the day shedding 3.1 per cent, adding on to its 5.8 per cent slide on Thursday. Similarly, GE Vernova T&D shares were down 3.5 per cent, with a cumulative fall of 7.9 per cent in the two days. CG Power and Industrial Solutions shares slipped 2.8 per cent (down 6.4 per cent in the two days) while Siemens Energy India declined 4.8 per cent (down 7.6 per cent in the two days). L&T was down marginally on Friday, with its two-day losses at 3 per cent.

However, shares of Bharat Heavy Electricals ended the day higher by 1 per cent while its two-day losses stood at 9.5 per cent. Shares of power equipment-related companies have been nursing losses amid reports that the Union Ministry of Finance is considering rolling back the 2020 procurement restrictions on Chinese companies bidding for government contracts.

Before 2020, India allowed Chinese firms to freely participate in government tenders and invest via the automatic foreign direct investment (FDI) route, leading to their strong presence across power, telecom, infrastructure, and startups.

The scoreboard

Company	CMP(₹)	1-day	% change
Bharat Heavy Electricals	274.7	0.9	-9.5
Hitachi Energy India	17,861.6	-3.1	-8.8
GE Vernova T&D India	2,900.4	-3.5	-7.9
Siemens Energy India	2,406.6	-4.8	-7.6
CG Power & Industrial Soln.	595.8	-2.8	-6.4
Larsen & Toubro	4,026.8	0.0	-3.4

CMP: Current market price Source: Bloomberg

India, however, put strict restrictions in place following the June 2020 Galwan clash. As a result, India tightened its FDI norms, and restricted Chinese participation in sensitive sectors, resulting in highly selective and regulated engagement, particularly in government and strategic projects.

Before the restrictions, Indian heavy electrical equipment manufacturers imported significant quantities of heavy castings, rotor forgings, and seamless pipes for power projects from China. Since 2020, however, the manufacturers are importing such components/equipment from Europe, leading to higher cost and delay in project execution due to the limited thermal power supply chain supplier base in Europe, Russia, and Japan.

The removal of these curbs, analysts believe, may revive competition, reduce costs, and speed up execution of public and private projects, particularly in infrastructure, power, and manufacturing.

"While further details are awaited, we believe BHEL and L&T could face incremental competitive pressure in the BTG (boiler, turbine, and generator) segment if Chinese players are permitted to bid for government contracts, given their historical involvement," noted analysts at PL Capital in a recent note.

Chinese players, according to them, had a meaningful presence in the BTG segment prior to 2020, particularly in private-sector orders, driven by competitive pricing and EPC (engineering, procurement, and construction) capabilities.

However, following the amendment of Rule 144(xi) under GFR 2017, their participation has been negligible. "While any rollback of curbs could impact the BTG segment, given its historical exposure, we believe actual re-entry is likely to remain limited, due to the segment's strategic importance and control-related sensitivities," the note explained.

JM Financial added that given the urgency for capacity addition in both thermal power and transmission systems, the government may also exempt certain transmission components or input materials like CRGO coils, and critical materials (including forgings and castings) required for BTG from such restrictions.

Amid lack of clarity, analysts anticipate that in the event of allowing Chinese players to participate in the power equipment segment, the government may mandate local manufacturing for such players.

Besides, they expect the recent notification by the Central Electricity Authority (CEA) to localise 16 critical components, including switchgear, insulators, and voltage transformers, to cushion any blow.

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BITCOIN'S OUTLOOK

Use price correction to accumulate units for the next upswing

KARTHIK JEROME

After touching an all-time high of \$126,210.50 on October 6, 2025, Bitcoin witnessed a sharp correction and is currently trading at around \$90,261. Experts suggest that instead of panicking and exiting, investors should use the correction to accumulate more units.

What led to the correction
On the macro side, markets grappled with shifting signals around monetary policy. "The Bank of Japan's rate hikes and cautious signals from US officials regarding the pace of future Fed rate cuts contributed to uncertainty," says Ashish Singhal, cofounder, CoinSwitch.

"While the Fed ultimately proceeded with rate cuts toward the end of the year, the initial lack of clarity prompted a temporary risk-off stance across global markets," says Raj Karkara, chief operating officer, ZebPay.

Uncertainty was compounded by the prolonged US government shutdown.

"Limited access to key macro data made investors more cautious," says Edul Patel, chief executive officer (CEO), Mudrex.

On the market side, the October highs were followed by institutional profit booking. "Excessive leveraged positions were unwound," says Nischal Shetty, founder, WazirX. Year-end tax harvesting in the fourth quarter also played a part.

The correction must be seen in the proper context. "It came after an exceptionally strong rally that delivered close to 100 per cent return between October 2024 and October 2025, so profit booking and the cooling of short-term excesses naturally followed," says Karkara.

What could support a revival
A key driver is the continued strengthening of institutional participation. "Global crypto ETPs (exchange-traded products) recorded nearly \$48 billion in net inflows in 2025. This trend is expected to accelerate

increase volatility, and dampen price momentum," says Patel.

Improving liquidity conditions could support a recovery. "In recent weeks, central banks globally have injected nearly \$150 billion into the financial system, easing tight liquidity conditions seen in Q4 and improving risk appetite," says Patel.

The Crypto Fear and Greed Index has moved back to "neutral" for the first time since October, signalling stabilising sentiment.

"Improving regulatory clarity across key markets, maturing infrastructure around custody, and regulated investment vehicles have created a stronger structural foundation for Bitcoin," says Karkara.

as more altcoin ETFs enter the market," says Patel.

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What could go wrong
Macroeconomic and geopolitical uncertainties remain key threats. In the past year, tensions between the US and China led to periods of heightened selling pressure. "Any escalation involving major economies such as Russia, the European Union, or China could trigger risk aversion,



increase volatility, and dampen price momentum," says Patel.

Key lessons from 2025
One lesson from Bitcoin's performance in 2025 is that volatility is a natural part of the asset class. "The rally and subsequent correction reflected familiar dynamics — profit taking, leverage unwinding, and a shift toward risk-off sentiment amid global macro and geopolitical developments," says Shetty.

The year also demonstrated that periods of correction can create opportunities. "Investors who accumulated during pull-backs benefited when Bitcoin rebounded strongly to record new highs," says Karkara.

The second big lesson is the importance of a long-term investment approach. Like all financial assets, Bitcoin moves in cycles. "Maintaining a long-term perspective remains critical because Bitcoin's value creation has historically played out over extended cycles," says Karkara.

Third, a disciplined approach — such as investing through a Systematic Investment Plan (SIP)—helps investors manage volatility, reduce the impact of market timing, and build exposure steadily. This approach is better suited to long-term wealth creation. Instead of deploying large amounts at a single price point, adopting a systematic approach reduces the impact of short-term price fluctuations.

Bitcoin is a volatile, emerging asset class. "Do your own research. Start with small investments rather than putting all your hard-earned money into Bitcoin," says Singhal.

Planning to tap into EPF to pay off loan? Why you need a rethink

For many salaried individuals, dipping into Employees' Provident Fund (EPF) savings to clear loans can appear tempting. However, personal finance experts caution against it, saying that using EPF money to repay debts, especially home loans, can have significant long-term costs that are often overlooked.

General debt repayment, such as clearing personal loans or credit card dues, is not permitted under EPF rules. The only loan-related withdrawal explicitly allowed is for housing loan repayment, under specific conditions laid down in the EPF Scheme, 1952.

A common scenario, two outcomes
Consider a borrower with an outstanding home loan of ₹20 lakh and an EPF balance of ₹20 lakh, with 10 years remaining on the loan. Using the entire EPF balance to close the loan may save roughly ₹9 lakh in interest over the remaining tenure. But it also wipes out the retirement

corpus completely. If the EPF is left untouched, the same ₹20 lakh can grow to over ₹44 lakh in 10 years, entirely tax-free. Even after accounting for home loan interest payments, the individual is financially better placed in retirement. In most cases, the power of compounding works more strongly in favour of EPF than early loan repayment.

Read full report here: mybs.in/2g33lwc

COMPILED BY AMIT KUMAR

RECAPITA
PUBLIC NOTICE: GOLD JEWELLERY AUCTION CUM INVITATION NOTICE

Regd. Off: 10, Amaltas Phase-I, Chuna Bhatti, Kolar Road Bhopal, M.P. 462016.

The below mentioned borrowers have been issued notices to pay the entire dues in facilities availed by them against jewellery from Recapita Finance Private Limited. The Company is constrained to conduct auction of the pledged jewellery as they have failed to pay the entire dues. The following Gold loan Accounts will be put up for auction:-

1. Chu, GL 191, Chu, GL 269, at Chuna Bhatti Branch, Add: - 10 Amaltas, Phase-I, Chuna Bhatti, Kolar Road, Bhopal, M.P. 462016.
2. Kam, GL 611, at Kamla Nagar Branch, Add: B-1 First Floor Kamla Nagar Kotra Sultanabad Bhopal (M.P.)
3. Kar, GL 15, at Karand Branch, Add: Shop No. 01 Peepal Choursah Karand, Bhopal (M.P.)
4. Mis, GL 4, at Misrod Branch, Add: Shop no. FF-9 First Floor, Rishi Business Park, Bhopal (M.P.) 462039.
5. Kol, GL 3355, Kol, GL 175, Kol, GL 268, at Kolar branch, Add: A-52, Ground Floor, Near TVS Showroom, Banjari, Kolar Road, Bhopal (M.P.)
6. Ish, GL 3132, Ish, GL 3367, Ish, GL 999, Ish, GL 608, Ish, GL 2683, Ish, GL 2356, Ish, GL 1772, at ISBT Branch, Add: Plot No.16, Behind Neza Showroom, near to Rajhans Hotel, Bhopal (M.P.)
7. Vid, GL 9, Vid, GL 17, at vidisha branch Jain Brothers Building, Khari Phatak Road, KP-13, Vidisha - 465001
8. Bha, GL 191, Bha, GL 271, Bha, GL 3350, Bha, GL 2472, Bha, GL 585, Bha, GL 506, at Bhaera branch Ground Floor, Old AB Road, Near Gana Naka, Bhaera, Rajgarh - 465574.

By way of this publication, the concerned Borrowers/Pledgers are hereby given final notice and last opportunity to pay the facility recalled amount in full, with all interest and charges before the scheduled auction date failing which the jewellery will be auctioned. The auction will be conducted on 10-02-2026 from 11:00 AM to 3:00 PM in the respective branches as mentioned above. If the auction is not completed on the specified auction date, then the auction shall be conducted on any other subsequent day(s) for all the remaining packets without any further notice at 10 Amaltas, Phase-I, Chuna Bhatti, Kolar Road, Bhopal, M.P. 462016 through online/offline mode. Participation in the auction and acceptance of bids will be at the sole discretion of the Recapita Finance Private Limited. Recapita Finance Private Limited has the authority to remove account (s)/ change the auction date(s) without any prior notice.

Please note that the auction shall be on "As is where is" basis. "As is what is" basis. "Whatever there is" basis and "no recourse" basis and Recapita Finance Private Limited shall not be liable for any claims related to the jewellery. Bidders can visit branches or contact at Mob. 9109915411 for detailed terms and conditions for participation in the auctions <https://legit.auctiontigger.net/>

Date: 10.01.2026
Place: Bhopal, MP

Authorized Officer
Recapita Finance Private Limited

STATE BANK OF INDIA
NAVSHAKTI VENTURE PVT LTD
M/S NAVSHAKTI VENTURE PRIVATE LIMITED acting through its directors MR. DILIP TILWARI & MEENAKSHI TIWARI
R/o D-82, Indraprastha Phase 2, Main Road Raipur, Raipur (CG)-492001
And also at- SC No. 25273, GN-47, Seoni (MP)-480661
Whereas, GA No. 659/2025 was listed before Hon'ble Presiding Officer on 27/06/2025
Whereas this Hon'ble Tribunal please to issue Publication on the said Application under section 19(4) of the ACT. (OA) filed against you for recovery of the debts Rs. 29,59,03,917.63/- on 15.05.2025, with expenses and future interest (Application along with copies of the documents etc. annexed)
In accordance with sub section (4) of the section 19 of the Act, you, the defendants are directed as under:-
(i) To show cause within 30 days of the service of summons/Publication as to why relief prayed for should not be granted.
(ii) To disclose particular of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application.
(iii) You are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number (3A) of the original application, pending hearing and disposal of the application for attachment of properties;
(iv) You shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the tribunal;
(v) You shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institution holding security interest over such assets.
You are directed to file the written statement with a copy thereof furnished to the applicants and to appear before registrar on 26/02/2026 at 10:30 AM failing which the application shall be heard and decided in your absence.
Give under my hand and seal of the Tribunal on this the 08th day of January 2026
By Order of the Tribunal REGISTRAR
DEBTS RECOVERY TRIBUNAL JABALPUR

Applicant (s)
Defendant (s)

India Shelter
Home Loans

INDIA SHELTER FINANCE CORPORATION LTD.
POSSESSION NOTICE (For Immovable Property)

Corporate Office: 6th Floor, Plot No 15, Institutional Area, Sector 44 Gurugram-122003 Haryana Tel: 1800-532-4444, Website: <https://www.indiashelter.in>

Whereas, The Undersigned Being The Authorized Officer Of The India Shelter Finance And Corporation Ltd, Under The Securitization And Reconstruction Of Financial Assets And Enforcement (Security) Interest Act, 2002 And In Exercise Of Power Conferred Under Section 13(12) Read With Rule 3 of The Security Interest (Enforcement) Rules, 2002 Issued A Demand Notice On The Date Noted Against The Account As Mentioned Hereinafter, Calling Upon The Borrower And Also The Owner Of The Property/Party To Repay The Amount Within 60 Days From The Date Of The Said Notice. Whereas The Owner Of The Property And The Other Having Failed To Repay The Amount, Notice Is Hereby Given To The Under Noted Borrowers And The Public In General That The Undersigned Has Taken Symbolical Physical Possession Of The Properties Described Herein Below In Exercise Of The Powers Conferred On Him/her Under Section 13(4) Of The Said Act Read With Rules 8 & 9 Of The Said Rules On The Dates Mentioned Against Each Account. Now, The Borrower In Particular And The Public In General Is Hereby Cautioned Not To Deal With The Properties And/Any Dealing With The Properties Will Be Subject To The Charge Of India Shelter Finance Corporation Ltd For An Amount Mentioned As Below And Interest Thereon, Costs, Etc.

Name Of The Borrower / Guarantor (owner Of The Property) & Loan Account No.	Description Of The Charged / Mortgaged Property (All The Part & Parcel Of The Property Consisting Of)	Date Of Demand Notice, Amount Due As On Date Of Demand Notice	Date Of Possession
MR/ MRS. SAVITA BAL GANESH, MANJUBAI & MANOHAR LAL RAYWARR, Gram Brola Po Banwada Jagra Rastan 457336 Madhya Pradesh	All Piece And Parcel Of Ptn 27 Mekan No 289 Village Brola Gram Panchayat Brola Jagra Rastan 457336 Madhya Pradesh	10/01/2025 Rs. 891630/- (Rupees Eight Lakh Ninety One Thousand Six Hundred Thirty Only) with further interest applicable from 11/01/2025 along with all cost, charges and expenses until payment in full.	08.01.2026
MR/ MRS. NISHA TOMAR, MR/ MRS. VINOD, MR/ MRS. SHERA SINGH, Add: 43 Kogwa Kogwa Main road Kogwa Bada West Nigar Bad Madhya Pradesh	All Piece And Parcel Of House No 135 Patewai Hake No 89 Khasra No 823 Gram Panchayat Lega Gram Belpurhat The Kharwad Kharwad Madhya Pradesh	10/01/2025 Rs. 825791/- (Rupees Eight Lakh Twenty Five Thousand Seven Hundred Ninety One Only) with further interest applicable from 11/01/2025 along with all cost, charges and expenses until payment in full.	08.01.2026
MR/ MRS. SHIVPARI VERMA & MR. MRS. ANAND VERMA, 66, Govind Nagar Indore Indore 452001 Madhya Pradesh	All Piece And Parcel Of Plot No. New 105, Old 68, Govind Colony, Situated at Ward No. 12, Tehsil Dist Indore (M.P.) 452001 Total Area - 750 Sq.ft. Boundary: (Actual At Site) East- Road, West- Backlane, North- House Of Riba Jala, South- House Of Rajpura, (As Per Title Deed) East- Road, West- Backlane, North- House Of Riba Jala, South- House Of Rajpura	11/Apr/2025 Rs. 1194633/- (Rupees Eleven Lakh Ninety Four Thousand Five Hundred Thirty Three Only) with further interest applicable from 11/01/2025, along with all cost, charges and expenses until payment in full.	08.01.2026
MR/ MRS. VARSHARANI GAHANE, MR/ MRS. ANITA GAHANE, Add: Kunda Nagar Bikaner Road Ward No. 30, Khargone MP-451001	All Piece And Parcel Of 063 Ward 6 Patewai Hake No 25 Khasra No 16811 Hake No 25 Kunda Nagar Bikaner Road Ward No. 30, Khargone MP-451001	10/01/2025 Rs. 952329/- (Rupees Six Lakh Fifty Five Thousand Two Hundred Thirty Five Only) with further interest applicable from 11/01/2025 along with all cost, charges and expenses until payment in full.	08.01.2026

For any query, please Contact-Mr. Sanjay Singh Rathore-(9983460001) & Mr. Neeraj Sharma (7888786717)

Place : Madhya Pradesh, Date : 10.01.2026

(AUTHORIZED OFFICER)
INDIA SHELTER FINANCE CORPORATION LTD

FEDBANK
FINANCIAL SERVICES LIMITED

FEDBANK FINANCIAL SERVICES LTD. POSSESSION NOTICE
Registered office : Unit No: 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400037

Whereas The undersigned being the Authorized Officer of Fedbank Financial Services Ltd. under the Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice mentioned hereunder calling upon the following borrowers to repay the amount mentioned in the notice being also mentioned hereunder within 60 days from the date of receipt of the said notice. The following borrowers having failed to repay the amount notice is hereby given to the following borrowers and the and the public in general that undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under sub section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002.

LAN / Borrower(s) / Co - Borrower (s) / Guarantor (s)
1 Loan Account No. FEDINST0528626; (1) LALCHAND JI (Borrower); (2) LAKSHMI BAI (Co - Borrower); (3) NIRMAL LALCHAND (Co - Borrower); Demand Notice Date & Amount : 10-10-2025, Rs. 22,15,219/- (Rupees Twenty Two Lac Fifteen Thousand Two Hundred Nineteen Only) as on 10/10/2025 Date & Type of Possession: 08/01/2026 & Symbolic possession DESCRIPTION OF THE MORTGAGED PROPERTY: ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING HOUSE NO. 54, P.H NO. 28, WARD NO. 04, GRAM AJANDA, TEHSIL HATOD & DISTRICT INDORE-453001, MADHYA PRADESH. Bounded by: East - COMMON ROAD, West - COMMON ROAD, North - HOUSE OF RAMPRASAD, South - HOUSE OF RAJ
2 Loan Account No. FEDINST0529924; (1) FIROZ KHAN (Borrower); (2) SAHIL KHAN (Co - Borrower); (3) AMAN KHAN (Co - Borrower); (4) REHANA BEE (Co - Borrower); Demand Notice Date & Amount : 10-10-2025, Rs. 24,32,172/- (Rupees Twenty Four Lac Thirty Two Thousand One Hundred Seventy Two Only) as on 10/10/2025 Date & Type of Possession: 06/01/2026 & Symbolic possession DESCRIPTION OF THE MORTGAGED PROPERTY: ALL PIECE AND PARCEL OF MORTGAGED PROPERTY BEARING PLOT NO450 GREEN PARK COLONY, ADMG 500 SQ FT, KHASRA NO 954 AND 955, SECTOR INFORMAL- I VILLAGE BANK TEHSIL & DIST INDORE-452006, MADHYA PRADESH. Bounded by: East - PLOT NO 435, West - GREEN PARK ROAD, North - PLOT NO 448, South - PLOT NO 451

The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the Charge of Fedbank Financial Services Limited for an amount mentioned herein above and interest thereon. 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.

Place: INDORE
Date: 08-01-2026 & 06-01-2026

Sd/- (Authorized Officer) -
Fedbank Financial Services Ltd

UJIVAN SMALL FINANCE BANK

• Registered Office: Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Kormangala, Bengaluru - 560095 • Regional Office: GMTT Building, Plot No. D-7, Sector-3, Noida (U.P.) - 201301

• Branch Indore:- Plot No. 17-A, Ground Floor & 1st Floor, Jagra Compound, Bannu Colony, Near Tempo Stand, Indore, Madhya Pradesh - 452001 • Contact Person: (1) Bharat Choudhary, M: 83294-27916; (2) Sanjay Sharma, M: 98833-85566

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 authorized officer of Ujivan 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. 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.	2285210180000044	(1) Vikas Divekar S/o Kaulram Divekar @ Kaulram @ Kalu Divekar @ Dheeraj S/o Kaulram Divekar @ Kaulram @ Kalu Divekar (3) Rupali Divekar W/o Dheeraj Divekar @ Dheeraj.	24.09.2024 Rs. 15,39,412/-	14.08.2025	Rs. 20,25,709.74/- (as on 30.12.2025)	22.01.2026 2:00 PM by prior appointment	Rs. 8,84,000/-	Rs. 88,400/-	29.01.2026 12:00 PM to 01:00 PM	28.01.2026 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Indore Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN002201

All that Part & Parcel of Commercial Property admeasuring 68.56 Sq. Ft., bearing Shop No. 1, Ground Floor, situated at Plot / House No. 125, Ranipura Main Road, Khatipura Square, Indore, Tehsil and Distt. Indore, Madhya Pradesh. Which is bounded as follows:- Boundaries:- East: House of Mohan Gang; West: Rest Part; North: Stairs; South: Rest Part.

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 Authorized 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 existing and future encumbrances whether known or unknown to the bank. The Authorized 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 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 Authorized officer undersigned before the auction date as mentioned above.
4. The E-Auction will be conducted through Ujivan Small Finance Bank approved E-auction service provider - M/s C1 India PVT LTD. Contact Person - Prateekaram (Mob No. 74182-81709). The Intending bidders are advised to visit <https://www.bankauctions.com> or <https://www.ujivanbank.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's - 7291918824, 25, 26, Support E-mail 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., Ujivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-ee bidding if deemed necessary. The Authorized 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 Authorized 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 Authorized 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 Ujivan 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 / Mortgagees about public auction scheduled for sale of mortgaged properties.

Date: 09.01.2026 Place: Indore (M.P.) Authorized Officer, Ujivan Small Finance Bank