

**Ujjivan Small Finance Bank Ltd.**  
(CIN: L65110KA2016PLC142162)

**Tender – cum – Auction Sale Notice**

**AUCTION SALE OF IMMOVABLE PROPERTY UNDER SECURITISATION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.**

Whereas, **M/s Maheshwari Chalk Manufactures, Mr. Ghanshyam Maheshwari S/o Gouri Shankar, Mr. Vimla Maheshwari w/o Ghanshyam Maheshwari , Anuj Maheshwari S/o Ghanshyam Maheshwari & Mr. Prateek Maheshwari S/o Ghanshyam Maheshwari** having failed to repay the debt in respect of borrowing from Ujjivan Small Finance Bank Ltd., **Pithampur Branch 2287** Branch. The total amount due and payable by them jointly and severally as per the agreed terms and conditions is **Rs. 67,99,275.14** (Rupees Sixty Seven Lakhs Ninety Nine Thousand Two Hundred Seventy Five & Fourteen Paise Only ) as on 04.04.2023, along with interest at the applicable rate and costs thereon.

Whereas the Bank has initiated action under the provisions of SARFAESI Act by issuing Demand Notice dated **24.05.2021** under Section 13 (2) of the SARFAESI Act, 2002 and in pursuant to and in exercise of the powers conferred under Section 13 (4) of the Act, the Authorized Officer has on **21.12.2022** taken possession of the mortgaged properties including those more fully described hereunder. The above named persons having failed to repay the dues as above, the undersigned being the Authorized Officer, in exercise of the powers conferred on him under the Act propose to realise the dues, inter alia, by sale of the below mentioned properties under the provisions of the SARFAESI Act read with the relevant rules of the Security Interest (Enforcement) Rules, 2002, by Public Auction at the Date, Time and Place mentioned hereunder by inviting sealed tenders from the public, subject to the terms and conditions mentioned hereunder.

Description of Property	Date & Time of Opening Tender and Place of Auction	Reserve Price & EMD Amount
<b>All that Piece and parcel of commercial property admeasuring 0.400 Hectares situated at survey no. 624, P.H. No. 07, Village :- Thavlay Tehsil:- Mhow &amp; Dist :- Indore (MP) bounded as below:-</b>	Date of Auction- 15.05.2023 Time of Auction- 2.00 PM Place of Auction: -	Rs.75,00,000/- (Rupees Seventy-Five Lakhs Only)
<b>North :- Road</b>	Ujjivan Small Finance Bank.	Rs.7,50,000/-(Rupees Seven Lakhs Fifty Thousand Only)
<b>South :- Other's Property</b>	Plot No. 17-A (Part C), Ground Floor and 1st Floor, Bamru Colony Jaora, Compound Indore, MP-452001	
<b>East :- Land of Survey No. 625 having Tirupati Cement factory</b>		
<b>West :- Survey No. 623 in which house of Jagdish</b>		

**Terms and Conditions of Auction Sale: -**

1. The Tender form can be collected from Ujjivan Small Finance Bank Ltd., Plot No. 17-A (Part C), Ground Floor and 1st Floor, Bamru Colony Jaora, Compound Indore, MP-452001 on all working days till 12-05-23 during office hours.
2. The intending bidders should submit their bids in the prescribed tender form in closed cover along with EMD of 10 % of the Reserve Price by means of Demand Draft/Banker's Cheque/Pay Order drawn in favour of **Ujjivan Small Finance Bank Ltd., Indore Branch**, payable at all the branches.

The Demand Draft/Banker's Cheque/Pay Order shall be drawn after the date of publication of this Tender – cum – Auction Sale Notice.

3. Tenders not in the prescribed format will not be accepted. The tender along with the EMD shall be submitted at Ujjivan Small Finance Bank Ltd., Plot No. 17-A (Part C), Ground Floor and 1st Floor, Bamru Colony Jaora, Compound Indore, MP-452001 latest by 12.05.2023 at 4.00PM P.M. Tender without EMD shall be summarily rejected.
4. In case the bidder is not successful, the EMD amount shall be refunded without interest.
5. Bidders can improve their offer by Rs.1,00,000/- incrementally during the auction.
6. The EMD amount shall be liable for forfeiture without prior notice, if the successful bidder fails to adhere to the terms and conditions of the Auction Sale.
7. The sealed tenders will be opened by the Authorized Officer in the presence of the available bidders at 02.00 P.M. on **15.05.2023**.
8. After opening the tenders, the intending bidders may be given opportunity, at the discretion of the Authorized Officer, to have intense bidding amongst themselves to enhance the offer Price.
9. The successful bidder shall deposit 25 % of the Sale Price (inclusive of EMD) immediately after the auction sale, on the same day, in Cash or by Demand Draft and the balance of the Sale Price shall be deposited by him with the Authorized Officer within 15 days from the date of confirmation of sale. In case of default by the successful bidder in depositing the amount under Sale Price in the above manner, all the amounts deposited by him till then shall be forfeited without notice and the property shall be put for re-auction. In such case the successful bidder shall forfeit all claims in regard to the property or to any part of the sum for which it may be sold subsequently.
10. The successful bidder shall bear the statutory dues/taxes/charges/property tax/EB charges/water charges/conveyance charges such as stamp duty, registration fee etc. that is required to be paid in order to get the property conveyed in his favour, as per the applicable laws.
11. The Authorized Officer has absolute right to accept or reject any or all of the tender/ bid/offer and/or adjourn/postpone/cancel the Auction Sale without assigning any reason, and also to modify any or all terms and conditions of the sale without prior notice.
12. The sale is subject to confirmation by the Bank.
13. The property can be inspected by the intending bidder on **02.05.2023** between 2.00 P.M. to 4.00 P.M at his expense at the address mentioned in the Schedule.
14. The property is put for sale on "*AS IS WHERE IS CONDITION*" and "*WHATEVER THERE IS BASIS*". The intending bidder shall satisfy himself about the title, ownership, statutory approvals, encumbrances, claims, area, boundaries, measurement etc. in regard to the property.
15. In case the Authorized Officer feels that the sale through Public Auction / Inviting Tender could not be concluded for any reason, the Authorized Officer shall, at his discretion, consider sale of the property through any other permissible mode.

For further details, the intending bidders may contact the Authorized Officer, Ujjivan Small Finance Bank Ltd., Plot No. 17-A (Part C), Ground Floor and 1st Floor, Bamru Colony Jaora, Compound Indore, MP-452001

Date: 10.04.2023  
Place: Noida (UP)

Authorized Officer  
Ujjivan Small Finance Bank Ltd.