

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 Office:- Aligarh: Ground Floor, Nagar Nigam No. 03/311, Sri Ramdhary Plaza, Banwari Nagar, Niranjanpuri, Tehsil Koil, Aligarh, UP-202001

Mathura: Ground Floor, Akashdeep Building, Bhuteswar Road, Opposite BSA College, Mathura, UP-281004

Kankarkhera: No.25, Ground Floor, Mohalla Badrishpuram, Dantal Kankarkhera, Sardhana Road, Meerut, UP-250001

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 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/ Gwarant	Date of 13-2 Notice & Demand Amount	Date of 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.	226921 004000 0001	1. Mr. Ajay Raj S/o Pawan Kumar Singh, H. No. 1435, Ambedkar Colony, Naurangbad Chhawani, Koil, Aligarh, Uttar Pradesh – 202001. Also at: Mr. Ajay Raj S/o Pawan Kumar Singh, Prop. M/s Chirag Footwear, Railway Line, Ambedkar Colony, Naurangbad Chhawani, Aligarh, Uttar Pradesh - 202001 2. Mrs. Sharda Kumari W/o Ajay Raj, H. No. 1435, Ambedkar Colony, Naurangbad Chhawani, Koil, Aligarh, Uttar Pradesh – 202001. Also at: Mrs. Sharda Kumari W/o Ajay Raj, H. No.: 253, Dhanipur, Aligarh, Uttar Pradesh – 202001	12.07.2021 Rs. 3,43,632/-	21.11.2023	Rs. 6,28,517.23/- (as on 24.01.2024)	06.03.2024 02.00 PM by prior appointment	Rs. 9,87,000/-	Rs. 98,700/-	19.03.2024 11:00 AM to 12:00 PM	18.03.2024 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Aligarh Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201

Property Description/Schedule :- All that piece and parcel of land and building, of the Property Part of Khasra No. 105, area admeasuring 64.9 Sq. Meters, situated at Village Pala, Sahibabad, Pargana & Tehsil Koil, District Aligarh – Uttar Pradesh, which is bounded as follows: East: Others Property / Part of Plot; West: Property of Ram Babu; North: Others Property; South: Road 15 Feet Wide

2.	226921 018000 0051	1. Vinod Kumar Shishodia S/O Jayvir Singh Shishodia Gali No.4, Chandra Colony, Maharaja Agrasen School, Khurja, Bulandshahr, U.P. – 203131. Also At:- M/S Vinod Shishodia City Station Road, Khurja, Bulandshahr, UP-203131 2. Suneeta Devi W/O Vinod Kumar Shishodia Gali No.4, Chandra Colony, Maharaja Agrasen School, Khurja, Bulandshahr, U.P. – 203131	18.04.2022 Rs. 21,49,281/-	21.12.2023	Rs. 30,49,953.21 (as on 24.01.2024)	06.03.2024 02.00 PM by prior appointment	Rs. 15,57,000/-		19.03.2024 11:00 AM to 12:00 PM	18.03.2024 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Aligarh Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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Property Description/Schedule :- All that piece and parcel of House constructed over a part of the land of Khasra No. 1737 of revenue village Khurja Bahar Chungi having an area 77.62 Sq. Mtr. situated at Gali No.4, Chandra lok colony Khurja (Kasba Khurja Bahar Chungi) Pargana & Tehsil Khurja Dist Bulandshahr, U.P., which is bounded as follows: East: House of Seller first party; West: Rasta Gali 8 Feet 6 inch wide and house of Sri Arjun Prajapati; North: Plot Chandra Pal Gurjar; South: Gali 10 feet wide

3.	231179 700000 025	1. Mr. Dalvir Singh S/o Kumar Pal Singh, Village Khirari, Tehsil Mahavan, Raya, Mathura, Uttar Pradesh – 281204. Also at: Mr. Dalvir Singh S/o Kumar Pal Singh, Part of Khasra No. 1343, From Barsana Chauraha till Railway Phatak, Tehsil Chhata, Mathura, Uttar Pradesh – 281001 2. Mrs. Jay Devi W/o Dalvir Singh, Village Khirari, Tehsil Mahavan, Raya, Mathura, Uttar Pradesh – 281204. Also at: Mrs. Jay Devi W/o Dalvir Singh, Part of Khasra No. 1343, From Barsana Chauraha till Railway Phatak, Tehsil Chhata, Mathura, Uttar Pradesh – 281001	31.07.2021 Rs. 3,62,262/-	22.11.2023	Rs. 6,53,271.67/- (as on 24.01.2024)	06.03.2024 02.00 PM by prior appointment	Rs. 6,66,000/-	Rs. 66,600/-	19.03.2024 11:00 AM to 12:00 PM	18.03.2024 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Mathura Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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Property Description/Schedule :- All that piece and parcel of land and building of a Residential Plot area admeasuring 480 Sq. Feet or 45.59 Sq. Meters, situated at Khasra No. 1343, Mauza Barsana to Railway Fatak Except Main Marg, Tehsil Chhata and District Mathura – Uttar Pradesh, which is bounded as follows
East: Property of Premvati; West: Property of Premvati; North: Road 12 Ft. Wide; South: Vacant Plot / Other's Property

4.	231121 886000 0018, 231121 008000 0025	1. Mr. Akhilesh S/o Rajoo, Nagla Khera Malhoo, Dehat Sonkh, Dist- Mathura, (UP)-281123 2. Mrs. Bidya Devi W/o Rajoo, Nagla Khera Malhoo, Dehat Sonkh, Dist- Mathura, (UP)-281123 3. Mr. Rajoo S/o Babulal, Nagla Khera Malhoo, Dehat Sonkh, Dist- Mathura, (UP)-281123 4. Mr. Daboo S/o Rajoo, Nagla Khera Malhoo, Dehat Sonkh, Dist- Mathura, (UP)-281123 5. M/s Ravi Steel Through Proprietor Rajoo, Cement Road, Near Syndicate Bank Sonkh, Dist- Mathura, (UP)-281001	17.08.2022 Rs. 9,16,787.25/-	01.12.2023	Rs. 10,43,267.21/- (as on 24.01.2024)	06.03.2024 02.00 PM by prior appointment	Rs. 7,66,000/-		19.03.2024 11:00 AM to 12:00 PM	18.03.2024 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Mathura Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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Property Description/Schedule :- All that part & Parcel Plot admeasuring 49.05 Sq. Mtrs Khasra No. 2488 Situated at Mauja-Sonkh Urf Dungra Patti, Tehsil & Dist- Mathura, UP which is bounded as follows: East: Others Land; West: Road; North: Others Land; South: Others Land

5.	231179 500000 001	1. Mr. Khem Singh S/o Tejpal Shivnagar colony Taiyapur, Mathura Uttar Pradesh- 281001 2. Mr. Mukesh S/o Tejpal Shivnagar colony Taiyapur, Mathura Uttar Pradesh- 281001 3. Sukhiya W/o Tejpal Shivnagar colony Taiyapur, Mathura Uttar Pradesh- 281001	08.05.2019 Rs. 2,13,697/-	19.12.2023	Rs. 1,85,340.38/- (as on 24.01.2024)	06.03.2024 02.00 PM by prior appointment	Rs. 7,12,000/-		19.03.2024 11:00 AM to 12:00 PM	18.03.2024 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Mathura Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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Property Description/Schedule :- All that piece and of land, having an extent of 83.61 sq Mtrs. Situated at Khasra No. 91, Mauja Taiyapur, Tehsil Mathura -281001 together with buildings, structures and all improvements thereon. Bounded as East: Land of Sodan Singh; West: Road 10 Feet; North: Land of Seller; South: Plot of Triveni Devi

6.	226076 100000 001	1. Mohd. Shahnawaz H. No. 127, Mohalla Chakla alias Azad Nagar Kasba, Pargana & Teh -Sardhana Meerut – 250342 Uttar Pradesh 2. Mrs. Anjum W/o Mohd. Shahnawaz H.No. 127, Mohalla Chakla alias Azad Nagar Kasba, Pargana & Teh -Sardhana Meerut – 250342 Uttar Pradesh	12.09.2018 and 31.12.2018 Rs. 5,29,385/-	02.06.2023	Rs. 12,40,339.26/- (as on 28.12.2023)	06.03.2024 02.00 PM by prior appointment	Rs. 6,33,000/-	Rs. 63,300/-	19.03.2024 11:00 AM to 12:00 PM	18.03.2024 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Kankarkhera Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
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Property Description/Schedule :- All that piece and parcel property situated at Old No 45, New No. 127, Mohalla Chakla alias Azad Nagar, Kasba, Paragana & Teh – Sardhana, Meerut, Uttar Pradesh measuring 46.04 Sq. Yards., together with House building and all improvements thereon, bounded as East: Property of Tabbasum; West: Road 14 Feet Wide; North: Property of Javed; South: Property of Rehan. Note: Encumbrance known to bank: Sale deed no. 3664 dated 04.03.2020 has been executed by Anjum in favour of Smedha without bank's permission and Civil Suit no. 815/2023 titled "Smedha v. Anjum & Ors" is pending before civil court, Meerut.

Terms & Conditions :-

The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" basis.

- 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.
- 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 before the auction date as mentioned above.
- The E-Auction will be conducted through Ujivan 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.ujivansfb.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- 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., Ujivan 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.
- 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 Purchaser shall have no claim/ right in respect of property/ amount.
- The publication is subject to the force majeure clause.
- 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.
- This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Date: 16.02.2024 Place: Noida

Authorized Officer, Ujivan Small Finance Bank