

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

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

Ujivan Small Finance Bank having its branches at Bundi, Kota

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 authorised 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 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

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrower/ Gurantor	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 (EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank)	Contact number
1.	2225210170000084	1.Mr. Dhanpal Bairwa S/o Amar Lal 2.Mrs. Rani Bai w/o Dhanpal Bairwa	13.10.2021 Rs. 5,99,265/-	08.08.2024	Rs. 12,01,486.15/- (as on 11.09.2024)	25-Nov-2024 01.00 PM	Rs. 7.76 Lakhs	Rs. 78,000/-	17-Dec-2024 11.00 AM to 11.30 AM	09-Dec-2024 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633 9602161818

All that part and parcel of Residential property bearing Patta No. 8704 area admeasuring 1288 Sq. Ft. Situated at Part of Khasra No. 774, Village Matoonda, Tehsil & Dist. Bundi (Raj)-323001
North :- House of Hemraj Bairwa South :- House of Fundi Lal Regar East :- Road West :- Land of Ramfool

2.	2225210170000017	1. Mr. Lokesh Meena S/o Shoji Lal, 2. Mrs. Kali Bai W/o Shoji Lal	09-Jul-2021 Rs. 4,60,167/-	24.08.2024	Rs. 7,44,095.01/- (as on 17.09.2024)	25-Nov-2024 01.00 PM	Rs. 5.44 Lakhs	Rs. 55,000/-	17-Dec-2024 12.00 PM to 12.30 PM	09-Dec-2024 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that Piece and Parcel of land and building, of the Property, area admeasuring 1800 Sq. Ft. situated at Patta No. 5364, Part of Khasra No. 268, Village Karjuna, Tehsil & District- Bundi, Rajasthan North :- Self Property South :- House of Kalulal S/o Ramnarayan East :- Open Land & Road West :- Land of Sholal S/o Prabhulal

3.	22257950000002 & 2225210170000024	1.Mr.Lokesh Kumar s/o Prakash Chandra 2.Mrs. Mukala Bai w/o Lokesh Kumar	28-10-2021 Rs. 6,52,854/-	25.09.2024	Rs. 4,30,070.15/- as on 18.10.2024 (in LAN 222579500000002) & Rs. 2,62,551.36/- as on 16.10.2024 (in LAN 2225210170000024)	30-Nov-2024 01.00 PM	Rs. 5.40 Lakhs	Rs. 54,000/-	10-Jan-2025 11.00 AM to 11.30 AM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that part and parcel of Residential property bearing Patta No. 6713, area admeasuring 810 Sq. Ft. Situated at Village- Jawahar Nagar, Tehsil & Distt.- Bundi, Rajasthan North :- House of Shokaran South :- House of Dayaram East :- House of Forki Lal West :- Road

4.	2225210130000004	1.Harpreet Singh s/o Kamaljeet Singh 2.Kamaljeet Singh s/o Hamek Singh @ Haranek Singh	20.11.2023 Rs. 25,53,958/-	08.08.2024	Rs. 29,59,294.32/- as on 17.09.2024	30-Nov-2024 01.00 PM	Rs. 17.45 Lakhs	Rs. 1.75 Lakhs	10-Jan-2025 12.00 PM to 12.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that part and parcel of Residential property bearing Patta No. 1589 area admeasuring 1000 Sq. Ft. Situated at Plot No.9, Khasra No. 576, Dayanand Colony, Devpura, Tehsil & Distt.- Bundi, Rajasthan-323001 North :- Other House South :- Other land East :- House At Ramdayal West :- 20' Road

5.	2225210170000002	1.Mahavir Prasad Bairwa s/o Latoor Lal Bairwa 2.Sundar Bai w/o Latoor Lal Bairwa	18.04.2023 Rs. 2,98,438.73/-	23.08.2024	Rs. 4,51,061.10/- as on 17.09.2024	30-Nov-2024 01.00 PM	Rs. 6.70 Lakhs	Rs. 67,000/-	10-Jan-2025 1.00 PM to 1.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that part and parcel of Residential property bearing Patta No. 5410 area admeasuring 750 Sq. Ft. Situated at Part of Khasra No. 78/1012, Village -Ajeta, Tehsil & Distt - Bundi, Rajasthan, 323803 North :- Road South :- House of Surajmal East :- Self Land West :- House of Ramprakash

6.	2225210040000010	1.Mukesh s/o Durga Lal @ Durga 2.Heera Bai @ Hira w/o Durga Lal @ Durga	23.11.2023 Rs. 3,37,307/-	25.09.2024	Rs. 5,61,135.67/- as on 16.10.2024	30-Nov-2024 01.00 PM	Rs. 3.99 Lakhs	Rs. 40,000/-	10-Jan-2025 2.00 PM to 2.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that part and parcel of Residential property bearing Patta No. 49 area admeasuring 375 Sq. Ft. Situated at Part of Khasra No. 54, Village- Kumhariya, Tehsil & Distt.- Bundi, Rajasthan North :- House of Rampal South :- House of Ramprasad East :- House At Bhanwar Lal West :- Road

7.	2224210150000002 & 2224210130000001	1.Paramanand s/o Ramchandar 2.Preeti w/o Paramanand 3. Shree Balaji Furniture	14.12.2022 Rs. 24,73,542.91 /-	25.09.2024	Rs. 21,29,051.01/- as on 18.10.2024 (A/c No. 2224210130000001), Rs. 11,44,480.43/- as on 16.10.2024 (A/c No. 2224210150000002)	30-Nov-2024 01.00 PM	Rs. 19.11 Lakhs	Rs. 1.91 Lakhs	10-Jan-2025 3.00 PM to 3.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan -324007	9056771633, 9602161818
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All that part and parcel of Residential property bearing Plot No. E-35 (East Part) area admeasuring 62.5 Sq. Yds. Situated at Part of Khasra No. 617-618, Jai Shree Vihar, Thekda, Tehsil & Distt.- Kota, Rajasthan North :- Road South :- Plot No. E-40 East :- Plot No. E-36 & 37 West :- Rest Part of Plot E-35

8.	2225210040000003	1.Rakesh Kumar s/o Latur Lal 2. Latur s/o Durga Lal 3. Basanti Bai w/o Latur Lal	20.09.2021 Rs. 3,46,035/-	19.09.2024	Rs. 5,69,085.61/- as on 16.10.2024	30-Nov-2024 01.00 PM	Rs. 6.82 Lakhs	Rs. 69,000/-	10-Jan-2025 4.00 PM to 4.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that part and parcel of land & building, of the property, having area admeasuring 517 Sq. Ft. Situated at Patta No.120(1507), Keshoraipatan, Tehsil- Keshoraipatan, Distt.- Bundi, Rajasthan North :- House of Ramlalji Prajapat South :- House of Ramnarayan Ji East :- House of Badrilal Sharma West :- House of Ramnarayan Ji Prajapat and Rasta

9.	2224210170000016	1.Ram Sahay Bulwal s/o Kesari Lal 2. Balram Bulwal s/o Ramsahay Bulwal	28.10.2021 Rs. 4,40,676/-	24.08.2024	Rs. 8,91,239.33/- as on 17.09.2024	30-Nov-2024 01.00 PM	Rs. 6.69 Lakhs	Rs. 67,000/-	10-Jan-2025 5.00 PM to 5.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan -324007	9056771633, 9602161818
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All that part and parcel of Residential property bearing Patta No. 5413 area admeasuring 765 Sq. Ft. Situated at Village - Mahrapura, Tehsil & Distt - Bundi, Rajasthan, 323022 North :- House Of Smt. Suman W/o Ramsahay South :- Land of Barasram S/o Bhanwar Lal East :- House Of Ramhet S/o Chhotu West :- Road

10.	2224210170000032	1.Shivraj s/o Banshi Lal 2. Mamta Bai w/o Shivraj	28.12.2022 Rs. 10,69,234/-	24.08.2024	Rs. 12,59,905.08/- as on 17.09.2024	30-Nov-2024 01.00 PM	Rs. 7.62 Lakhs	Rs. 77,000/-	10-Jan-2025 12.00 PM to 12.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan -324007	9056771633, 9602161818
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All that part and parcel of Residential property bearing Patta No. 12255 area admeasuring 886 Sq. Ft. Situated at Part of Khasra No. 386, Village- Chapawda, Bajad, Tehsil- Talera & Distt.- Bundi, Rajasthan-323021 North :- House of Prakash South :- Other House East :- House of Pappu & Rasta West :- House of Nandkishor

11.	2225210170000082 & 2225210170000023	1.Sohan Lal Prajapat s/o Moti Lal 2. Geeta Bai w/o Sohan Lal Prajapat	17.08.2022 Rs. 6,72,030.09/-	23.08.2024	Rs. 5,34,829.08/- as on 17.09.2024 (A/c No. 2225210170000082), Rs. 4,72,689.90/- as on 11.09.2024 (A/c No. 2225210170000023)	30-Nov-2024 01.00 PM	Rs. 4.37 Lakhs	Rs. 44,000/-	10-Jan-2025 1.00 PM to 1.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that part and parcel of Residential property bearing Patta No. 6497 area admeasuring 900 Sq. Ft. Situated at Part of Khasra No. 416, Village - Rampura (Dhola ka), Gram panchayat - Ajeta, Panchayat Samiti - Bundi, Distt - Bundi, Rajasthan, 323803 North :- House Of Nathu South :- House of Babulal East :- House Of Mahaveer West :- Road

12.	222579500000004	1.Ramhet s/o Harachandra 2.Kali Bai w/o Ramhet	23.09.2022 Rs. 1,81,029.31/-	25.09.2024	Rs. 2,85,242.62/- as on 16.10.2024	30-Nov-2024 01.00 PM	Rs. 2.71 Lakhs	Rs. 28,000/-	10-Jan-2025 2.00 PM to 2.30 PM	08-Jan-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001	9056771633, 9602161818
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All that part and parcel of Residential property, area admeasuring 600 Sq. Ft. Situated at Village- Amli, Tehsil & Distt.- Bundi, Rajasthan North :- House of Jamna Shankar South :- House of Devilal East :- Aam Rasta West :- House of Akash

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.

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 Ujivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt Ltd. Contact person - Mr. Prabhakaran (Mo. No. 7418281709). The intending bidders are advised to visit <https://www.bankauctions.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.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 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., 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.

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 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.

This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.

Date: 28.11.2024 Place: Noida

Authorized Officer, Ujivan Small Finance Bank