



HERO FINCORP LIMITED
CIN: U74899DL1991PLC046774 Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057
Tel: 011-49487150 Fax: 011-49487150 Email: litigation@herofincorp.com
Website: www.herofincorp.com

"APPENDIX-IV-A" [SEE PROVISIO TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY IN TERMS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrowers (B) that the below mentioned immovable property mortgaged / charged to the Secured Creditor (Hero Fincorp Limited), the **Symbolic / Constructive possession** of the below mentioned immovable property has been taken by the Authorized Officer of Secured Creditor (Hero Fincorp Limited), will be sold on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" on below mentioned date, for recovery of amount as mentioned below, due to the Secured Creditor from the Borrower. The Reserve Price is mentioned below and the earnest money to be deposited is mentioned respectively.

Name of the Borrower(B)/Guarantors(G) /with Address	Address of the Security charged covered under Auction	Reserve Price (RP)
M/s. Surydev Industries (Borrower / Addressee No. 1) Formerly known as M/s. Dhiman Door Through its Proprietor, Having its registered office at:- 0, Khazuli Road, Kami Mazra, Yamunanagar, Haryana-135001	Industrial Unit, Municipal Permanent Property ID No.353C461U119, Measuring 04 Kanal, 05 Marla (23.130 Sq Ft.) Khewat/Khatoni No.120/148, Khasra No.81/1/2 (7-19), situated at Mouja Kami Majra, H.B.No. 146, Tehsil Jagadhi, District Yamuna Nagar Haryana, property Owned by Rishi Pal, (Through four separate sale deeds) Boundaries as per Site: EAST: Street, WEST: Property of Others, NORTH: Property of S.K. Jindal, SOUTH: Property of J.S. Wood Industries	Rs. 2,55,00,000/- EMD Amount 10% of the Reserve Price Rs 25,50,000/- Incremental Amount Rs. 5,10,000/-

Outstanding Dues for recovery of which property is being sold	Date/Time of On-Site Inspection of Property with Name of Authorized Officer	Last Date for submission of EMD and Request letter of participation, KYC, Documents, Pan Card, Proof of EMD etc.	Date and Time of E-Auction with auto extension of 5 minutes each
Rs. 1,06,95,294.40/- (Rupees One Crore Six Lakhs Ninety Five Thousand and Two Hundred Ninety-Four and Forty Paise only) due as on 22.04.2024 & Rs. 1,15,00,210.90 /- (Rupees one crore fifteen lakhs two hundred ten Rupees and ninety paise only) due as on 25.10.2024	On or before 13.01.2025 10.00 AM to 5.00 PM, Authorized Officer: Mr. Johney Verma, Mob: 9889905343 Email: johney.verma@herofincorp.com you can also contect Swagat Goyal Lead Stress Asset Group, Mob No. 9711035858. Swagat.goyal@Herofincorp.com	On or before 14.01.2025 upto 5.00 PM and EMD through RTGS/NEFT	15.01.2025 Time: 10.00 AM to 1.00 PM

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft / Pay order in the Account No.00030310016156, Name of the Beneficiary: "Hero Fincorp Limited", IFSC Code: HDFC0000003

TERMS AND CONDITIONS OF THE E-AUCTION:
1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online".
2. The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 9173528727, 07961200576/544/594/5 96/531/583/569, 6351896643 and E-mail on support@auctiontiger.net/ mauilk.shrimali@auctiontiger.net) at their web portal https://sarfaei.auctiontiger.net.
3. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Fincorp Limited.
4. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: https://sarfaei.auctiontiger.net.
Date: 12.12.2024 Place: Yamuna Nagar, Haryana Sd/- Authorized Officer, Hero Fincorp Limited



HERO FINCORP LIMITED
CIN: U74899DL1991PLC046774 Regd Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057
Tel: 011-49487150 Fax: 011-49487150 Email: litigation@herofincorp.com
Website: www.herofincorp.com

"APPENDIX-IV-A" [SEE PROVISIO TO RULE 8(6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY IN TERMS OF SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Notice is hereby given to the public in general and in particular to the Borrowers (B) that the below mentioned immovable property mortgaged / charged to the Secured Creditor (Hero Fincorp Limited), the **Symbolic / Constructive possession** of the below mentioned immovable property has been taken by the Authorized Officer of Secured Creditor (Hero Fincorp Limited), will be sold on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" on below mentioned date, for recovery of amount as mentioned below, due to the Secured Creditor from the Borrower. The Reserve Price is mentioned below and the earnest money to be deposited is mentioned respectively.

Name of the Borrower(B)/Guarantors(G) /with Address	Address of the Security charged covered under Auction	Reserve Price (RP)
Mr. Ramesh (Borrower/ Addressee No. 1) Residing at:Ward No. 03, Village Basi, Akabarpur, Basi Akabarpur (19), Chaura, Kamal, Haryana-132114.	All such pieces and parcels of a diverted land / property Admeasuring Area – 2 Kanals, 1 Marlas and 8 Sarsai (1265 Sq. yard.) : Being 377/1440 share of land measuring 8 Kanals Comprised In Khewat No. 62, Khatoni No. 64, Mubara No. 34, Killa No. 5, Intikal No. 1186, Vide Jamkandi years 2019-2020 situated at Ward No. 6, Village Basi Akabarpur, Tehsil Charaunda District Kamal – 132114. Boundaries : East : House of Mohan, West: Road, North: Street, South: House of Sukhtir	Rs. 78,00,000/- EMD Amount 10% of the Reserve Price Rs. 7,80,000/- Incremental Amount Rs. 1,56,000/-

Outstanding Dues for recovery of which property is being sold	Date/Time of On-Site Inspection of Property with Name of Authorized Officer	Last Date for submission of EMD and Request letter of participation, KYC, Documents, Pan Card, Proof of EMD etc.	Date and Time of E-Auction with auto extension of 5 minutes each
Rs. 31,77,713.20 (Thirty-One Lakh Seventy Seven Thousand Seven Hundred Thirteen and Twenty Paise Only) due as on 16.05.2024 & Rs. 33,79,334.31 (Thirty Three lakh Seventy Nine Thousand Three Hundred Thirty Four Rupees and Thirty one paise only) due as on 25.10.2024	On or before 13.01.2025 10.00 AM to 5.00 PM Authorized Officer: Mr. Johney Verma Mob: 9889905343 Email: johney.verma@ herofincorp.com you can also contect Swagat Goyal Lead Stress Asset Group, Mob No. 9711035858. Swagat.goyal@Herofincorp.com	On or before 14.01.2025 upto 5.00 PM and EMD through RTGS/NEFT	15.01.2025 Time: 10.00 AM to 1.00 PM

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft / Pay order in the Account No.00030310016156, Name of the Beneficiary: "Hero Fincorp Limited", IFSC Code: HDFC0000003

TERMS AND CONDITIONS OF THE E-AUCTION:
1. E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online".
2. The E-Auction will be conducted through M/s E-Procurement Technologies Ltd. (Helpline No(s): 9173528727, 07961200576/544/594/5 96/531/583/569, 6351896643 and E-mail on support@auctiontiger.net/ mauilk.shrimali@auctiontiger.net) at their web portal https://sarfaei.auctiontiger.net.
3. There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquires regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute ant commitment or any representation of Hero Fincorp Limited.
4. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: https://sarfaei.auctiontiger.net.
Date: 12.12.2024 Place: : Kamal, Haryana Sd/- Authorized Officer, Hero Fincorp Limited



INDIA SHELTER FINANCE CORPORATION LTD.
Registered Office: PLOT-15,6TH FLOOR, SEC-44, INSTITUTIONAL AREA, GURUGRAM, HARYANA-120002.
Branch Office:- PLOT NO- 57 TO 60, 2ND FLOOR, KAMLA NAGAR (ABOVE ICICI BANK), RED SQUARE MARKET, HISAR- HARYANA, PIN- 125001

PUBLIC NOTICE- AUCTION FOR SALE OF IMMOVABLE PROPERTY
[Under Rule 9(1) Of The Security Interest (enforcement) Rules, 2002]
Notice For Sale Of Immovable Property's Mortgaged With India Shelter Finance Corporation (ISFC) (Secured Creditor) Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

Notice is hereby given to the public in general and in particular to the borrower(s), co borrower/s and guarantor(s) or their legal heir/s representatives that the below described immovable property/ mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (Secured creditor), will be sold on 28/12/2024 (Date of Auction) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned belowthrough RTGS/NEFT/DD. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorised Officer of ISFC on or before 27/12/2024 till 5 PM at Branch/Corporate Office:

Loan Account No.	Name of Borrower(s)/ Co- Borrower(s)/ Guarantor(s) / Legal Heir(s)/ Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LAHSCLLONS000050 50719	MR/ MRS. JUNEJA H. MR/ MRS. Sahil Dahan, MR./MRS. Pankaj	10.07.2024, Rs. 74,9888.39/- (Rupees Seven Lakh Forty Three Thousand Eight Hundred Eighty Eight and Thirty Nine Only)	Symbolic Possession	Rs. 15,00,000/-	Rs. 1,50,000/-

Description Of Property: All Piece And Parcel Of Khewat No. 88, Khata No. 91, Total tadad 2 Kanal, 8 Marla, part of Gair Majras 4/13, Bagdar 14 Marla 7 Sarsai, Waka Rakba Karela, Tehsil- Julana, District-Jind, Haryana - 126101 BOUNDARY:-EAST- House Of Ramesh Kamp; Ram Mehar, WEST- Gall 23 Ft., North- Plot Of Jasmir, South- Plot Of Om Singh

Terms and conditions:
1)The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: PLOT NO- 57 TO 60, 2ND FLOOR, KAMLA NAGAR (ABOVE ICICI BANK), RED SQUARE MARKET, HISAR- HARYANA, PIN- 125001 between 10.00 a.m. to 5.00 p.m. on any working day.
2)The immovable property shall not be sold below the Reserve Price.
3)All the bids/ tenders submitted for the purchase of the above property/s shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be return to the unsuccessful bidders after auction.
4)The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorised Officer to decline/ acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so.
5)The prospective bidders can inspect the property on 27/12/2024 between 11.00 A.M and 5.00 P.M with prior appointment.
6)The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty.
7)In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day.
8)In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property.
9)The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity Dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property.
10)TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company.
11)Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form.
12)The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law.
13)The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason thereto and also to modify any terms and conditions of this sale without any prior notice. Interested bidders may contact **MR. SUDHIR TOMAR (+91 98184 60101) during office hours (10.00AM to 6.00 PM).**

15 DAYS SALE NOTICE TO THE BORROWER/ GUARANTOR/ MORTGAGOR
The above mentioned Borrowers/Mortgagors/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.
Date: 12.12.2024 Place: Hisar (Haryana) For India Shelter Finance Corporation Ltd Authorised officer. MR. SUDHIR TOMAR (+91 98184 60101)



Ujjivan SMALL FINANCE BANK

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:- Sandhu Tower 2, Ferozpur Road, Near Ansal Plaza, Gurdev Nagar, Ludhiana, Punjab 141001
Contact Person: 1. Gaurav Rathí :- 9999982989; 2. Ashish Chaudhary:- 9875980425

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 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 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/ 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 Ujjivan Small Finance Bank)
1.	227521 018000 0001	Ram Adhar S/o Nandu Chohan House No. 947, Ward No. 10, Tajpur Road, Puneet Nagar, Ludhiana, Punjab- 141010 Also At: M/S Usha Garments House No. 947, Ward No. 10, Tajpur Road, Puneet Nagar, Ludhiana, Punjab-141010 Usha Devi W/o Ram Adhar House No. 947, Ward No. 10, Tajpur Road, Puneet Nagar, Ludhiana, Punjab- 141010 Also At: Usha Devi W/o Ram Adhar House No. 947, Street No. 1, Ward No. 7, New Puneet Nagar, Ludhiana, Basti, Jodhewal, Ludhiana, Punjab- 141007 Also At: Usha Devi W/o Ram Adhar House No. 947, Puneet Nagar, Ward no. 12, Ludhiana, Punjab-141007	26.06.2023 Rs. 11,02,015/-	06.11.2024	Rs. 15,28,101.23/- (as on 26.11.2024)	10.01.2025 2:00 PM by prior appointment	Rs. 9,62,000/-	Rs. 96,200/-	21.01.2025 11:00 AM to 12:00 PM	20.01.2025 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Ludiana-Ferozpur Road Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJJVN0002201

All that Part & Parcel of plot Measuring 51-1/2 Sq. Yards, Khata No. 424/460, Comprised under Khasra No. 39/22/2, 23/2, 24/2, 25/2, 40/21/2, 22/2, 41/1/1, 2/1, 42/2/1, 1/1, 3/1, 4/1, 5/1 as per Jamabandi year 1996-1997, situated at Village Kuliewal, tehsil & Distt. Ludhiana, Punjab which is bounded as follows: East: Neighbour; West: Street; North: Neighbour & South: Neighbour

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 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.bankauctions.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.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., 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.
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 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.
9. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.
Date: 11-12-2024 Place: Noida Authorized Officer, Ujjivan Small Finance Bank



Ujjivan SMALL FINANCE BANK

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:- Kapoor Complex, Kamani Chowk, Beside Krishna Palace, Jagadhri Road, Yamuna Nagar-135001
Aggarsain Puram Colony, Ambala Road, Next to PNB Bank, Kaithal, Haryana – 136117
Contact Person: 1. Gaurav Rathí :- 9999982989; 2. Ashish Chaudhary:- 9875980425

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 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 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/ 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 Ujjivan Small Finance Bank)
1.	229121 008000 0012	Hukam Chand @ Hukam Chand S/o Subhash Chand Plot No. 3, Patri Mohalla, Police Chowki, Jagadhari, Yamuna Nagar, Haryana- 135001 Hukam Chand @ Hukam Chand S/o Subhash Chand Manakpur (229), Udhmagarh, Near Govt. School, Jagadhari, Yamuna Nagar, Haryana – 135001 Hukam Chand @ Hukam Chand S/o Subhash Chand M/S Dhiman Furniture Manakpur, Udhmagarh, Yamuna Nagar, Near Govt. School, Haryana - 135001 Rajni W/o Hukam Chand @ Hukum Chand 22/2, Village Manakpur (401), Udhmagarh, Yamuna Nagar, Haryana – 135001 Rajni W/o Hukam Chand @ Hukum Chand Plot No. 3, Patri Mohalla, Police Chowki, Jagadhari, Yamuna Nagar, Haryana – 135001	05.12.2023 Rs. 5,20,509/-	03.09.2024	Rs. 6,94,280.47/- (as on 21.09.2024)	20.12.2024 2:00 PM by prior appointment	Rs. 8,57,000/-	Rs. 85,700/-	31.12.2024 11:00 AM to 12:00 PM	30.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Yamunanagar Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJJVN0002201

All that Part & Parcel of one Factory Shed, admeasuring area 114.21 Sq. Yards, comprised in Khasra No. 13/2/6 & 64 situated at Village Manakpur, Yamunanagar, Tehsil Jagadhri, District Yamunanagar within limits of Municipal Corporation Yamunanagar which is bounded as follows: East: Property of Bhushan; West: House of Nareish; North: Gali; South: Property of Shamlat Deh

2.	228921 009000 0022	RINKU S/O PYARELAL R/o: VPO-BATTA, KAITHAL, SAJUMA ROAD, KAITHAL, HARYANA- 136117 SUNITA W/O PYARELAL R/o: VPO-BATTA, KAITHAL, SAJUMA ROAD, KAITHAL, HARYANA- 136117	18.04.2022 Rs. 6,14,120/-	16.11.2023	Rs. 11,28,547.19/- as on 26.11.2024	20.12.2024 2:00 PM by prior appointment	Rs. 4,17,000/-	Rs. 41,700/-	31.12.2024 11:00 AM to 12:00 PM	30.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kaithal Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJJVN0002201
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All that piece and parcel of land and building, Plot/House admeasuring 182 Sq. Yard eq. to 0K-06M being 6/20 shares of land measuring 01K-0M out of Khewat No.815, Khatoni No.1019, Rect. No.203, Killa No.8/3 (1-0) owned vide Jamabandi of for the year 2016-2017 situated at Vil. Batta, Tehsil Kalayat and Distt Kaithal, vide regd. Property Transfer Deed No. 1159/1 Dated 27.07.2018 and Mutation No.9340, which is bounded as follows: East: House of Jangir Singh; West: House of Balwan; North: Street & South: House of Balwant

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 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.bankauctions.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.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., 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.
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 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.
9. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.
Date: 11.12.2024 Place: Noida Authorized Officer, Ujjivan Small Finance Bank



Chandigarh