



UJJIVAN SMALL FINANCE BANK LTD.

**PUBLIC
AUCTION
NOTICE**

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

Regional Office:- GMTT Building Plot No. D-7, Sector-3 Noida (UP) Ujjivan Small Finance Bank having its branches at Bundi, Kota

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 6(i) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised 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 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 Ujjivan Small Finance Bank)
1	22257 95000 00003	1.SukhlalBairwa S/o Surajmal 2.Ramjanaki W/o Surajmal	4.08.2023 Rs. Rs.1,65,873/-	08.11.2024	Rs. 3,33,994.10/- (as on 26.11.2024)	07-Feb-2025 01.00 PM	Rs. 4.92 Lakhs	Rs. 50,000/-	10-Mar-2025 11.00 AM to 11.30 AM	07-Mar-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
Contact number : 9056771633, 9602161818											

All that part and parcel of residential property bearing Pattna No. 6791, area admeasuring 510 Sq. Fts., Situated Village- Jawahar Nagar, Gram Panchayat- Aamli, Tehsil & Distt.-Bundi, Rajasthan North :- Aam Rasta, South :- House of Kishan Bihari, East :- House of Kanhaiya Lal, West :- House of Pappu Lal

2	22252 101700 00066	1. Mr. Durga Lal Lodha S/o Madho Lal Lodha 2. Mr. Madho Lal Lodha S/o Hardevi odha	24.03.2023 Rs. 3,33,228.08/-	07.11.2024	Rs. 5,45,967.62/- (as on 26.11.2024)	07-Feb-2025 01.00 PM	Rs. 7.69 Lakhs	Rs. 77,000/-	10-Mar-2025 12.00 PM to 12.30 PM	07-Mar-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
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All that Part and Parcel of Property Pattna No. 515, Part of Khasra No. 403, admeasuring area 1200 Sq. Fts., situated at Village- Naya Dhagariya, Tehsil Hindoli, District Bundi – Rajasthan, which is bounded as follows: East :- Open Land (Madho/Hardev), West :- Road, North :- Road, South :- Road

3	222521 004000 0014, 2225 210170 000132	1. Mahaveer Gurjar @ Mahaveer @ Mahavir S/o Juvara Gurjar @ Juvara Gurjar 2. Rekha W/o Mahaveer @ Mahaveer Gurjar @ Mahavir	30.11.2023 Rs. Rs. 9,63,112/-	09.08.2024	Rs. 8,13,596.03/- as on 12.11.2024 (2225210040 000014), Rs. 4,81,550.91/- as on 12.11.2024 (22252101700 00132)	07-Feb-2025 01.00 PM	Rs. 7.18 Lakhs	Rs. 72,000/-	17-Feb-2025 11.00 AM to 11.30 AM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
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All that part and parcel of Residential property bearing Pattna No. 15628 area admeasuring 986 Sq. Ft. Situated at Khasra No. 205, Village- Taradkya, Tehsil- Hindoli & Distt.-Bundi, Rajasthan-323025. North :- Kajod S/o KhanaSouth :- Dev Bai W/o Nanda Gurjar, East :- Kishan S/o Jagga, West :- Atar S/o Pratpurgur

4	22252 101700 00055	1. Mohammad Hafij S/o Ikaramudin 2. Fatama Begum W/o Mohammad Hafij	03.02.2023 Rs. Rs.3,54,807/-	07.08.2024	Rs. 6,73,303.28/- (as on 12.11.2024)	07-Feb-2025 01.00 PM	Rs. 8.79 Lakhs	Rs. 88,000/-	17-Feb-2025 12.00 PM to 12.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
Contact number : 9056771633, 9602161818											

All that part and parcel of Residential property bearing Pattna No. 11802, area admeasuring 1188 Sq. Ft. Situated at Part of Khasra No. 962, Village- Talera, Tehsil- Talera & Distt.-Bundi, Rajasthan-323021 North :- Road, South :- Mr. Salim, East :- Mr. Ahmad Noor, West :- Mr. Mohamad Hanif

5	222521 017000 0049	1. Rameshwar Gurjar S/o Bhanwar Lal 2. Hira Bai W/o Rameshwar Gurjar	18.04.2022 Rs. Rs. 3,84,607/-	07.06.2024	Rs. 6,42,770.86/- as on 12.11.2024	07-Feb-2025 01.00 PM	Rs. 4.84 Lakhs	Rs. 49,000/-	17-Feb-2025 1.00 PM to 1.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
Contact number : 9056771633, 9602161818											

All that part and parcel of Residential property bearing Pattna No. 9220 area admeasuring 2150 Sq. Ft. Situated at Part of Khasra No. 81, Village- Rami Ki Zopdiya, Tehsil-Hindoli, Distt.-Bundi, Rajasthan-323024. North :- Road, South :- Road, East :- House Of Manohar Gurjar, West :- House of Ramdev Gurjar

6	222421 004000 0014	1.Kelash Bai W/o Girraj 2.Girraj S/o Harji	23.11.2023 Rs. Rs. 2,23,850/-	30.07.2024	Rs. 2,65,877.66/- as on 12.11.2024	07-Feb-2025 01.00 PM	Rs. 4.92 Lakhs	Rs. 50,000/-	17-Feb-2025 2.00 PM to 2.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan-324007
Contact number : 9056771633, 9602161818											

All that part and parcel of Residential property bearing Pattna No. 10 area admeasuring 1804 Sq. Ft. Situated at Hado ka Piplda, Gram Panchayat- LelyledaVyasan, Tehsil- Taleda & Distt.-Bundi, Rajasthan-323803. North :- Aam Rasta, South :- Land Of Raghuveer Chodhary, East :- House Of Prem Chodhary, West :- House Of Moti Lal Meghwal

7	222521 017000 0065	1. Mr. Shanker Lal Gurjar S/o Bhanwar Lal Gurjar 2. Ms. Hira Bai Gurjar W/o Shanker Lal Gurjar	17.11.2022 Rs. Rs. 3,21,214.07/-	06.06.2024	Rs. 5,63,749.51/- as on 12.11.2024	07-Feb-2025 01.00 PM	Rs. 3.70 Lakhs	Rs. 40,000/-	17-Feb-2025 3.00 PM to 3.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
Contact number : 9056771633, 9602161818											

All that part and parcel of Residential property bearing Pattna No. 9946 area admeasuring 1100 Sq. Ft. Situated at Part of Khasra No. 1230, Village- Kachola, Tehsil-Hindoli, Distt.-Bundi, Rajasthan-323024 North :- House of Kishan S/o Bhanwar Lal, South :- Road, East :- Road, West :- Self Agri Land

8	222521 017000 0109	1. Mr. Kastur Chand Regar S/o Rampal Regar 2. Mrs. Ram Murti Bai W/o Kastur Chand Regar	17.11.2022 Rs. Rs. 2,97,541.08/-	07.06.2024	Rs. 5,11,135.27/- as on 12.11.2024	07-Feb-2025 01.00 PM	Rs. 4.82 Lakhs	Rs. 49,000/-	17-Feb-2025 4.00 PM to 4.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Bundi Branch Situated at:- Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
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All that part and parcel of Residential property bearing Pattna No. 20 area admeasuring 612 Sq. Ft. Situated at Part of Khasra No. 1464, Village- Hindoli, Tehsil- Hindoli, Distt.-Bundi, Rajasthan-323024. North :- House of Prabhulal/s/o GyarsaRegar, South :- House of Omkar s/o BhuraRegar, East :- House of Bhuwana s/o Pratap Regar, West :- 22 ' Road

9	222421 004000 0013	1.Balveer Singh Hada S/o Bharat Singh Hada 2. Bharat Singh Hada S/o Ram Singh 3. Samajh Kanwar W/o Bharat Singh Hada	17.11.2023 Rs. Rs. 5,12,751/-	08.08.2024	Rs. 7,47,502.04 /- as on 12.11.2024	07-Feb-2025 01.00 PM	Rs. 5.86 Lakhs	Rs. 59,000/-	17-Feb-2025 5.00 PM to 5.30 PM	14-Feb-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Kota Branch Situated at:- Plot No.-6, Jhalawar Road, Chouraha, Near Chawani, Kota, Rajasthan-324007
Contact number : 9056771633, 9602161818											

All that part and parcel of Residential property bearing Pattna No. 39 area admeasuring 1628 Sq. Ft. Situated at Part of Khasra No.303, Village- PipladaHado Ka, Tehsil- Taleda, & Distt.-Bundi, Rajasthan-323803. North :- Self Land+Road, South :- Road, East :- House of Rajendra Singh, West :- Self Land+Road

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 Ujjivan 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.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:- 7291918824, 25.26 support email id:- support@bankauctions.com, Auction portal - <https://www.bankauctions.com>.
- 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.
- 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 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.

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

Date: 10.01.2025, Place: Noida

Authorized Officer, Ujjivan Small Finance Bank