

**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)**

**Branch Office:- Ujjivan Small Finance Bank having its branches at Bundi, Kota, Ajmer, Jaipur**

**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 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 Symbolic/ Physical 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	Contact number
1.	222421 017000 0025	1. Om Prakash Gurjar S/o Kishan Lal 2. Mr. Kishan Lal S/o Prabhu Lal	19-Jul-21 Rs. 11,14,651/-	28-Oct-22	Rs. 21,84,992.12/- (as on 31.01.2025)	3-Mar-2025 01.00 PM	Rs. 6,59,000/-	Rs. 65,900/-	11-Mar-2025 11.00 AM to 11.30 AM	10-Mar-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, Jhalwar Road, Near Chawani Chouraha, Kota, Rajasthan - 324007	9602161818, 9950157892, 9983365566

All that piece and parcel of land and building, of the Property, area admeasuring 2000 Sq. Feet, situated at (Part of Khasra No. 6), Patta No. 3667, Village Balapura, Tehsil Talera, District Bundi - Rajasthan, which is bounded as follows: Boundaries: East : House of Bhojraj Gurjar, West : House of Ram Kalyan Gurjar, North : Main Road 40 Feet Wide, South : House of Kalu Lal Gurjar

2.	222121 017000 0042	1. Laxman Singh S/o Dalla Singh 2. Kanchan Devi W/o Laxman Singh	20-Sep-21 Rs. 7,70,840/-	25-Nov-22	Rs. 16,03,382.99/- (as on 09.02.2025)	3-Mar-2025 01.00 PM	Rs. 5,79,000/-	Rs. 57,900/-	11-Mar-2025 12.00 PM to 12.30 PM	10-Mar-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Ajmer Branch Situated at:- A.M.C No. 32/3=32/3A=369/29 , Ground and 1st Floor, Near Martindale Bridge, Beawar Road, Ajmer, Rajasthan-305001	9602161818, 9950157892, 9983365566
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All that piece and parcel of land and building, of the Property, having an area admeasuring 121.33 Sq. Yards situated at Gram Panchayat Bhagwanpura, Panchayat Samiti – Pisangan, Tehsil and District – Ajmer, Rajasthan together with buildings, structures and all improvements thereon which is bounded as follows: Boundaries: East: House and Bada of Mr.Madan, West : Self Property, North: House and Bada of Mr.Jai Singh, South : Self Property

3.	222121 017000 0020	1.Mr. Mahendra S/o Sohan Lal 2.Mr. Sohan Lal S/o Ganesh 3.Mrs. Bina Devi W/o Mahendra	20-Jul-21 Rs. 8,51,319/-	15-Nov-22	Rs. 14,93,442.73/- as on 09.02.2025	3-Mar-2025 01.00 PM	Rs. 6,94,000/-	Rs. 69,400/-	11-Mar-2025 11.00 AM to 11.30 AM	10-Mar-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Ajmer Branch Situated at:- A.M.C No. 32/3=32/3A=369/29 , Ground and 1st Floor, Near Martindale Bridge, Beawar Road, Ajmer, Rajasthan-305001	9602161818, 9950157892, 9983365566
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All that piece and parcel of land and building, of the Residential Property of Patta No. 33, area admeasuring 47.33 Sq. Yards, situated at Part of Khasra No. 3256, Gram Panchayat – Sardhana, Panchayat Samiti Pisangan, Tehsil Sardhana & District Ajmer – Rajasthan, which is bounded as follows: Boundaries: East: House of Mr. Shankar, West : Road / 7 Feet Wide Road, North: Road / 15 Feet Wide Road South : Road / 5 Feet Wide Gali

4.	222521 017000 0080	1.Mr. Suresh Kumar Bairwa S/o Prabhu Lal Bairwa 2.Mrs. Durga Bai W/o Prabhu Lal Bairwa	15-Jul-21 Rs. 7,15,323-	17-Dec-22	Rs. 14,06,643.28/- as on 31.01.2025	3-Mar-2025 01.00 PM	Rs. 6,10,000/-	Rs. 61,000/-	11-Mar-2025 12.00 PM to 12.30 PM	10-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	9602161818, 9950157892, 9983365566
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All that piece and parcel of land and building, of the Property, area admeasuring 935 Sq. Feet, situated at Patta No. 5409, Village Ajeta, Tehsil Bundi, District Bundi - Rajasthan, which is bounded as follows: Boundaries: East : Aam Rasta, West : House of Laxman, North : House of Nandlal, South : House of Ganpat

5.	222121 003000 0001	1.Mr. Shravan Singh Rawat S/o Mal Singh 2.Mrs. Rukma Devi W/o Mal Singh	31-Jul-21 Rs. 4,72,703/-	14-Nov-22	Rs. 9,05,722.43/- as on 09.02.2025	3-Mar-2025 01.00 PM	Rs. 11,16,000/-	Rs. 1,11,600/-	11-Mar-2025 1.00 PM to 1.30 PM	10-Mar-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Ajmer Branch Situated at:- A.M.C No. 32/3=32/3A=369/29 , Ground and 1st Floor, Near Martindale Bridge, Beawar Road, Ajmer, Rajasthan-305001	9602161818, 9950157892, 9983365566
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All that piece and parcel of land and building, of the Property of Patta No. 46, area admeasuring 293.33 Sq. Yards, Situated at Part of Khasra No. 523, Gram Panchayat - Mayapur, Panchayat Samiti – Pisanagan, Tehsil & District Ajmer - Rajasthan, which is bounded as follows: Boundaries: East : Road (Self Bada)/ Self Property, West : Road (Self Bada)/ Self Property, North: Road, South : Gram Panchayat Mayapur

6.	228276 300000 003T	1.Girwar singh S/o Sardar Singh 2. Sushila Kanwar W/o Girwar Singh	27-Dec-18 Rs. 20,73,551/-	20-Jun-23	Rs. 48,68,954.70/- as on 27.02.2025	3-Mar-2025 01.00 PM	Rs. 13,23,000/-	Rs. 1,32,300/-	11-Mar-2025 2.00 PM to 2.30 PM	10-Mar-2025 04.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank at Jaipur Branch Situated at:- Plot no. A- 58A, A59, Ground Floor, Scheme No.10-A, Near Ridhi-Sidhi Chauraha, Gopalpura Bypass, Jaipur, Rajasthan - 302017	9602161818, 9950157892, 9983365566
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All that part and parcel of land & building, having an extent of 948 Sq. Feet situated at Flat No. F-2, Plot No. 191, 1st Floor RHS, Shree Shyam Kunj – IV, Ganesh Vatika, Near Shant Paradise, Vaidh Ji ka Chauraha, Nivaru Road, Jaipur, Rajasthan together with building, structures and all improvements thereon. Boundaries: East: Public Road, West: Plot No. 190, North: Plot No. 192, South: Public Road

7.	222521 013000 0004	1.Harpreet Singh S/o Kamaljeet Singh 2.Kamaljeet Singh S/o Harnek Singh @ Haranek Singh	20-Nov-23 Rs. 25,53,958/-	8-Aug-24	Rs. 31,82,299.64/- as on 31.01.2025	3-Mar-2025 01.00 PM	Rs. 15,40,000/-	Rs. 1,54,000/-	11-Mar-2025 3.00 PM to 3.30 PM	10-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	9602161818, 9950157892, 9983365566
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All that Part & Parcel of Residential House over Plot No. 9, Patta No. 1589, Part of Khasra no. 576, Dayanand Colony, Devpura, Bundi Tehsil & Kota District, admeasuring area 1000 Sq. Feet which is bounded as follows: Boundaries: East: House of Ramdayal, West: Road, North: Others House, South: Others Land

**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 – Mr. Prabhakaran (Mo. No. 7418281709).The intending bidders are advised to visit <https://www.bankeauctions.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.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's- 7291918824,25,26 support email id:- [support@bankeauctions.com](mailto:support@bankeauctions.com) , Auction portal - <https://www.bankeauctions.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.  
This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.  
Date: 19-02-2025  
Place: Noida

Authorized Officer,  
Ujjivan Small Finance Bank