

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, Ajmer, Sanganer(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 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/ Gurator | 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. | 2225210170000051 | 1.Mr. Deepak Kahar S/o Shivji Kahar 2. Mr. Shoji Lal S/o Sh. Bhanwar Lal 3.Mrs. Kamla Bai W/o Sh. Shoji Lal | 10.10.2023 Rs. 11,10,777/- | 25.10.2024 | Rs. 15,20,108.61/- as on 27.12.2024 | 25-Feb-2025 10.00 AM | Rs. 25,20,000/- | Rs. 2,52,000/- | 17-Mar-2025 12.30 PM to 1.00 PM | 11-Mar-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, 9983365566 |

All part and parcel of residential property comprising of Patta no. 4296, admeasuring 2200 sq feet, Village Hindoli, Tehsil: Hindoli, Distt: Bundi. Boundaries: East: H/o Pokhar Lal Keer West: H/o Mohan Lal Keer North: H/o Kamla Bai Keer South: N. H. 12

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| 2. | 2224210040000012 | 1.Mr. Ashok Bairwa S/o Ramswoop Bairwa 2.Smt. Meera Bai W/o Ramswoop Bairwa 3. Sh. Ramswaroop Bairwa S/o Sh. Ramnath Bairwa | 24.03.2023 Rs. 3,00,339.16/- | 20.11.2024 | Rs. 5,11,506.37/- as on 27.12.2024 | 25-Feb-2025 10.00 AM | Rs. 4,36,000/- | Rs. 43,600/- | 17-Mar-2025 01:00 PM to 1.30 PM | 11-Mar-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, Jhalwar Road, Near Chawani Chouraha, Kota, Rajasthan- 324007 | 9056771633, 9602161818, 9983365566 |
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All that Part and Parcel of property Patta No.13, Khasra No.38, admeasuring area 625 Sq. Fts, situated at Village- Motipura, Tehsil & District Bundi, Rajasthan, which is bounded as follows: Boundaries: East : Aam Rasta West : House of Kailash S/o Ramnath Bairwa North : Aam Rasta South : House of Raghuveer S/o Ramnath Bairwa

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| 3. | 2225210170000018 | 1. Mr. Kailash Teli S/o Jamana Lal 2. Shanti Devi Teli W/o Kailash Teli | 23.09.2022 Rs. 4,24,027/- | 22.11.2024 | Rs. 7,07,316.23 /- as on 23.12.2024 | 25-Feb-2025 10.00 AM | Rs. 6,05,000/- | Rs. 60,500/- | 17-Mar-2025 12.00 PM to 12.30 PM | 11-Mar-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, 9983365566 |
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All that Part & Parcel of Patta No. 9804, Village Basoli The. Hindoli Distt. Bundi, admeasuring 759 sq. ft (part Khasra No. 189) which is bounded as follows: Boundaries: East: Main Road West: House of Kali/Ramchand North: House of Bholu/Kalu South: House of Durgalal

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| 4. | 2225210040000005 | 1.Om Prakash Regar S/o Narayan 2.Manafula W/o Om Prakash Regar | 23.12.2022 Rs. 2,15,612.39/- | 22.11.2024 | Rs. 3,60,107.30/- (as on 23.12.2024) | 25-Feb-2025 10.00 AM | Rs. 5,63,000/- | Rs. 56,300/- | 17-Mar-2025 11.00 AM to 11.30 AM | 11-Mar-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, 9983365566 |
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All that Part & Parcel of property of Patta No. 2864 Village Narayanpur teh Hindoli Distt. Bundi admeasuring 639 Sq. Feet (Part of Khasra No. 429) which is bounded as follows: Boundaries: East: House of Surajmal West: Aam rasta North: House of Narayan South: Self Land (Manfula Bai)

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| 5. | 2224210150000002 & 2224210130000001 | 1. Paramanand s/o Ramchandrar 2. Preeti w/o Paramanand 3. Shree Balaji Furniture | 14.12.2022 Rs. 24,73,542.91/- | 25.09.2024 | Rs. 22,12,534.21/- as on 27.01.2025 (A/c No. 2224210130000001), Rs. 11,93,751.57/- as on 27.01.2025 (A/c No. 2224210150000002) | 19-Feb-2025 10.00 AM | Rs. 16,86,000/- | Rs. 1,68,600/- | 27-Feb-2025 11.00 AM to 11.30 AM | 25-Feb-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, Jhalwar Road, Near Chawani Chouraha, Kota, Rajasthan- 324007 | 9056771633, 9602161818, 9983365566 |
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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

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| 6. | 233876100000036 | 1.Mr. Jhantu Ranjan Biswas s/o Hari Lal Biswas 2. Mr.Pintu Biswas s/o Hari Lal Biswas | 05.08.2021 Rs. 12,17,288/- | 17.03.2023 | Rs. 24,24,774.43/- (as on 27.01.2025) | 19-Feb-2025 10.00 AM | Rs. 8,95,000/- | Rs. 89,500/- | 27-Feb-2025 11.00 AM to 11.30 AM | 25-Feb-2025 04.00 PM | EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Sanganer(Jaipur) Branch Situated at:- Shop no.3A, Ground & First Floor, Krishna Vihar, Tonk Road, Sanganer, Near Pushp Enclave, Sanganer, Jaipur -320233 | 9056771633, 9602161818, 9983365566 |
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All that piece & parcel of land and building of the Plot no. 5, area admeasuring 100 sq.yards, situated at Scheme Shree Ram Vihar-1, Village:- Ganeshpura near Diggi road, Tehsil & Dist:- Jaipur (Raj) North: Plot No. 4 East: Public Road South: Plot No. 6 West: Other Land

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| 7. | 22212101700000023 | 1.Sajjan Singh s/o Biram Singh Ji 2.Santosh w/o Sajjan Singh | 28.12.2022 Rs. 6,42,582.40/- | 21.12.2024 | Rs. 9,80,188.82/- (as on 27.01.2025) | 25-Feb-2025 10.00 AM | Rs. 7,64,000/- | Rs. 76,400/- | 17-Mar-2025 11.00 AM to 11.30 AM | 11-Mar-2025 04.00 PM | EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank at Ajmer Branch Situated at:- A.M.C. 32/3=32/3A =369/29, Ground Floor & First Floor, Beawar Road, Near Martindale bridge, Ajmer - 305001 | 9056771633, 9602161818, 9983365566 |
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All that Part & Parcel of residential Property admeasuring 117.33 Sq. Yards, Patta No. 03 situated at Gram Panchayat Samiti-Shrinagar, Tehsil-Nasirabad & District Ajmer, Rajasthan which is bounded as follows: Boundaries: East: House of Puna North: House of Madu West: Road South: Self Bara

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| 8. | 2225210040000004 | 1. Mr. Braj Mohan s/o Ramchandra 2. Mrs. Sunita w/o Braj Mohan | 15.07.2021 Rs. 2,50,245/- | 07.05.2024 | Rs. 5,71,037.83/- (as on 27.01.2025) | 19-Feb-2025 10.00 AM | Rs. 1,41,000/- | Rs. 14,100/- | 27-Feb-2025 11.00 AM to 11.30 AM | 25-Feb-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, 9983365566 |
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All that piece and parcel of land and building, of the Property, area admeasuring 750 Sq. Feet (Part of Khasra No. 79), situated at Patta No. 32, Village Dhanatari, Tehsil Bundi, District Bundi- Rajasthan, which is bounded as follows: Boundaries: East : Aam Rasta/ Self Empty Land+Road North : Agricultural Land of Braj Mohan West : Agricultural Land of Harlal South : House of Om Prakash Saini

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.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's- 7291918824,25,26 support email id:- 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., 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.