

## UJJIVAN SMALL FINANCE BANK LTD.

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)

**AUCTION** NOTICE

**PUBLIC** 

Value   Valu	4			Ujjivan Sm					ta, Ajmer, Jodh		ı	NOTICE
				THE SECURITI	SATION AND F	RECONSTRUCTION	ON OF FINANCI	AL ASSETS A	ND ENFORCEME	NT OF SECURI	TY INTEREST A	
Section   Name of No. Account   Account   Co-Borrowerf   Name of No. Account   Name	of pov	wers confe	erred under section 13(4)	of the SARFAES	IACT. The Borro	ower in particular a	nd public at large	are informed th				
No.   Account   Serrowert   Number   Courant   Serrowert   Courant   Courant   Serrowert   Serrowert   Courant   Serrowert   Servowert   S	of the			1	1	1			Formest Manay	Data and	Loot data for	Account details for remitting E
Office   2 Pend Graph Work   As on 20 04 2025   As on 20 04 20	Sr. No.	Account	Borrower/ Co-Borrower/	13-2 Notice & Demand		Outstanding	Time of Inspection of the	Price in	Deposit (EMD) in INR (10 % of	Time of	submission	(EMD to be deposited through Demand Draft drawn in favour Ujjivan Small Finance Bank)
All that piece and percel of Land and Bailding of Residential House Platta No. 27, Penk N. III. Village Laiyus, Gram Panchayet Bateriae, Penchayet Samil Banera, Brillatina, Repathan, edmessuring 185 together with buildings, structures and all improvements thereous households as follows: Boundaries: East-Ploth of West May 2015 and 150 pt. 100 pt.	1	017000	Choga Gurjar 2.Prem Gurjar W/o	Rs.	08.04.2025	8,15,214.95/- As on		7,58,000/-	,	12.00 PM to 12.30 PM	04.00 PM	EMD to be deposited throid Demand Draft drawn in favour Ujijivan Small Finance Bank Bhilwara Branch Situated at:- Sno. 3 & 4, Shri Mahalaxmi Chamb Pur Road (Old R.T.O. Road), Net LG Showroom, Gandhi Nai
2   23/276   1   Mr. Gautam   23/17 20/2   21.12/023   Rs   5.20/27/025   Rs   5.20/27/025   Rs   6,80,000/-   27.40/9-2025   20.50/9-2025	All t	hat piece a	Land parcel of Land and E	L Building of Resid	 ential House Pa	tta No. 27, Plot N	l o. NIL, Village La					
S00000   Kurnar Slo	toge	ether with	buildings, structures and	d all improvemen	ts thereon. Bou	ndaries : East : Pr	operty of Jamni,	West: Propert	y of Bhanwar, North	: Property of Ba	u, South: Road	
All that pieces and parcel of Irand and building, of the Fiels No. H 74/05, First Floor, area admeasuring 412 Sa. Feet. Situated at Plot No. 25, 34, 35, 36, 24, 24, 64, 47, 48, 49, 50, 57, 58, 59, 60, 61, 62, 53, 64, 65, 66, 67, 77, 77, 77, 77, 74, 75, 77, 78, 77, 78, 77, 48, 78, 47, 78, 79, 78, 78, 78, 78, 78, 78, 78, 78, 78, 78	2	300000	Kumar S/o Tarkeshwar Chaurasia 2. Mrs. Poonam Kumar W/o Gautam Kumar 3.Mr. Govinda Chaurasia S/o Tarkeshwar	Rs.	22.11.2023	5,20,327.80 /- As on		6,80,000/-		12.00 PM to 12.30 PM	04.0Ó PM	EMD to be deposited throi Demand Draft drawn in favour Ujjivan Small Finance Bank Jodhpur Branch Situated at:- no.47, Mahadev Tower, Umrao K Petrol Pump, Scheme LIG-3, N Kohinoor Cinema, Chopasani Rc Baldev Nagar, Jodhpur
Total   Tota	Allt	hat piece a		L uilding, of the Fla	<u>I</u> t No. H 74/06, F	irst Floor, area ad	measuring 412 S					,58,59,60,61,62,63,64,65,66,67,68
3   224/21   1.Mr. Ram Sahay   28.10.201   24.08.2024   Rs.   07.000   09.000   1.00 PM to 1.00 PM	70,	71, 72,73,	74,75,76,77,78 Khasra	No. 177, 179/2, t	o 179/13, 59,59	9/1, 59/2,61,61/1,6	61/2, 63,63/1,63					
Diffword								Rs.	Rs.50,400/-	27-May-2025	26-May-2025	EMD to be deposited thro
All that pair and parcel of land and building, of the residential property, having an area admeasuring 765 Sq. Feet situated at Patta No. 5413, Village Mahrampura, Tehsil Bundi, Rajasthan together with bustructures and all improvements thereon which is bounded as follows: Boundaries: East: House of Ramhet Slo Chhotu. West: Aam Rasta, North: House of Smt. Suman Willow Ramsahay, South: Land of Ba Sko Bhanwarial.  4 222576 1 1. Vikram Singh 100000 Bhat slo Ram Singh 1000000 Bhat slo Ram Singh 100000 Bhat sloop that sloop the sloop that sloop the sloop that sloop		017000	Buliwal S/o Kesari Lal, 2.Mr. Balram Buliwal S/o	Rs.		10,63,565.39/- As on		5,04,000/-	·	1.00 PM to 1.30 PM	04.00 PM	Demand Draft drawn in favor Ujjivan Small Finance Bank at Branch Situated at:- Plot N Jhalawar Road, Chouraha,
Structures and all improvements thereon which is bounded as follows: Boundaries: East: House of Ramhet Sio Chhotu, West: Aam Rasta, North: House of Smrt. Suman Wio Ramsahay, South: Land of Ba Sio Bhanward							L					
4   222576   1. Vikram Singh   100000   100000   1000000   100000000	stru	ctures and	d all improvements there									
Bhat s/o Ram Singh   034   2. Ram Singh   032   2. Ram Singh   034   034   2. Ram Singh   034				30.06.2021	27.10.2022	Rs.	20-May-2025	Rs.	Rs.30.300/-	27-May-2025	26-May-2025	EMD to be deposited thro
All that part and parcel of land and building of Residential property Khasra No. 2534 admeasuring 595 Sq. Ft. Situated at Village- Sathor, TRhsii-Hindoli, & Distt Bundi, Rajasthan -323001   All that part and parcel of land and building of Residential property Khasra No. 2534 admeasuring 595 Sq. Ft. Situated at Village- Sathor, TRhsii-Hindoli, & Distt Bundi, Rajasthan together with bustructures and all improvements thereon. Boundaries:-North:- Self Property, South:-Public Road, East:-Public Road, West:-House of Bahadur Singh.		100000	Bhat s/o Ram Singh 2. Ram Singh s/o	Rs.		8,24,395.46 /- as on				2.00 PM to		Demand Draft drawn in favor Ujjivan Small Finance Ban Bundi Branch Situated at:- Plot
Structures and all improvements thereon. Boundaries:- North: - Self Property, South: - Public Road, East: - Public Road, West:- House of Bahadur Singh   Self-May-2025   2228521   1. Mahavir Prasad   18.04.2023   23.08.2024   Rs.   20.00 PM   5,54,12.65/- as on 16.04.2025   02.00 PM   2. Sundar Bai Wo Latoor Lal Bairwa   2. Sundar Bai Wo Latoor Lat								Conta	act Number : 960	2161818, 9983	365566	
The contact Number   Section   Sec											idoli, & Distt Bu	undi, Rajasthan together with buildi
All that part and parcel of residential property Patta no. 5410, Khasra No. 78/1012, admeasuring 750 sq.ft. Situated at Ajeta Tehsil- Bundi, Rajasthan,which is bounded as follows: Boundaries: East: Se West: House of Ramprakash, North: Road, South: House of Surajmal    28.12.2022		222521 017000	1.Mahavir Prasad Bairwa S/o Latoor Lal Bairwa 2.Sundar Bai W/o	18.04.2023 Rs.		Rs. 5,65,412.65/- as on	20-May-2025	Rs.		27-May-2025 3.00 PM to		EMD to be deposited through Demand Draft drawn in favor Ujjivan Small Finance Ban Bundi Branch Situated at:- Plot 1 New Colony Opp. Circuit M.
West: House of Ramprakash, North: Road, South: House of Surajmal   Rs.   20-May-2025   20-May-2025   Rs.   20-May-2025   Rs.   20-May-2025   Rs.   20-May-2025   Rs.   20-May-2025   Rs.   20-May-2025   Rs.   20-May-2025   20-May-			Latoor Lai Bairwa					Conta	act Number : 960	2161818, 9983	365566	
6 222421 1. Shivraj S/o Banshi 28.12.2022 Rs. 14,73,700.87/- as on 16.04.2025 Rs. 10,69,234/- Shivraj Wo Shivraj 20.00 PM 20.00 P							measuring 750 s	q.ft. Situated a	nt Ajeta Tehsil- Bund	di, Rajasthan,wh	ich is bounded a	as follows: Boundaries: East : Self L
017000							20-May-2025	Rs.	Rs.73.900/-	27-Mav-2025	26-May-2025	EMD to be deposited three
All that Part & Parcel of Residential property Patta No. 12255, area admeasuring 886 sq.ft. Village Bajad, Teh Talera Distt. Bundi (Part of Khasra No. 386) which is bounded as follows: Boundaries: East: H Pappu, West-Aam Rasta, North: House of Prakash, South: House of Nandkishor  7 222421 004000 S/o Ramswroop 0012 Bairwa, 2.Smt. Meera Bai W/o Ramswroop Bairwa 3. Sh. Ramswaroop Bairwa S/o Sh.  8 20-May-2025 02-May-2025 02-May-2025 02-May-2025 04-May-2025 02-May-2025 02-M		017000	Lal, 2. Mamta Bai	Rs.		14,73,700.87/- as on			,	4.00 PM to		Demand Draft drawn in favo Ujjivan Small Finance Bank at Branch Situated at:- Plot N
All that Part & Parcel of Residential property Patta No. 12255, area admeasuring 886 sq.ft. Village Bajad, Teh Talera Distt. Bundi (Part of Khasra No. 386) which is bounded as follows: Boundaries: East: H Pappu, West-Aam Rasta, North: House of Prakash, South: House of Nandkishor  7 222421								Conta	act Number : 960	216181 <u>8, 9983</u>	365566	Jhalawar Road, Chouraha, Chawani, Kota, Rajasthan -3240
7 222421 1.Mr. Ashok Bairwa 3. Sh. Ramswroop Bairwa 3. Sh. Ramswroop Bairwa S/o Sh.   24.03.2023 Rs. 20.11.2024 Rs. 20-May-2025 Rs. 20-May-2025 Rs. 38500/- 38500/- 38500/- 5.30 PM 27.12.2024 Rs. 38500/- 5.30 PM 27.12.2024 Rs. 38500/- 5.30 PM 27.12.2024 Rs. 20-May-2025 R							q.ft. Village Baja					
Bainwa S/o Sh.	Pap 7	222421 004000	1.Mr. Ashok Bairwa S/o Ramswroop Bairwa, 2.Smt. Meera Bai W/o Ramswroop Bairwa	24.03.2023 Rs.		Rs. 5,11,506.37/- as on			Rs. 38500/-	5.00 PM to		EMD to be deposited thr Demand Draft drawn in favo Ujjivan Small Finance Bank at Branch Situated at:-Plot N Jhalwar Road, Near Cha Chouraha, Kota, Rajasthan-324
								Conta	act Number : 960	216181 <u>8, 99</u> 83	365566 <u> </u>	

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

Kas	kasta, West: House of Kallash 5/0 Ramnath Bairwa, North: Aam Rasta, South: House of Raghuveer 5/0 Ramnath Bairwa											
8	222521	1. Mr. Durga Lal	24.03.2023	07.11.2024	Rs.	20-May-2025	Rs.	Rs. 67900/-	27-May-2025	26-May-2025	EMD to be deposited through	
	017000	Lodha S/o Madho	Rs.		5,45,967.62/-	02.00 PM	679000/-		1.00 PM to		Demand Draft drawn in favour of	
	0066	Lal Lodha	3,33,228.08/-		(as on				1.30 PM		Ujjivan Small Finance Bank at	
		<ol><li>Mr. Madho Lal</li></ol>			26.11.2024)						Bundi Branch Situated at:- Plot No	
Lodha S/o Hardev									1, New Colony, Opp. Circuit House,			
Lodha Contact Number : 9983365566, 9602161818										Bundi, Rajasthan -323001		
ΔII t	All that Part and Parcel of Property Patta No. 515, Part of Khaera No. 403, admoasuring area, 1200 Sq. Etc., situated at Village, Nava Dhagariya, Tabell Hindoli, District Bundi - Rejection which is bounded as											

D	follo	ws: East:	: Open Land (Madho/Har	dev), West:Roa	id, North : Road	l, South : Road							
	9	222521	1.0m Prakash Regar	23.12.2022	22.11.2024	Rs.	20-May-2025	Rs.	Rs. 49700/-	27-May-2025	26-May-2025	EMD to be deposited t	hrough
f		004000	S/o Narayan	Rs.		3,60,107.30/-	02.00 PM	497000/-		2.00 PM to	04.00 PM	Demand Draft drawn in far	vour of
		0005	2.Manafula W/o Om	2,15,612.39/-		(as on				2.30 PM		Ujjivan Small Finance B	
			Prakash Regar			23.12.2024)						Bundi Branch Situated at:-F	
			,			·	1					1, New Colony, Opp. Circuit	House,
h								Conta	ct Number: 960	2161818, 9983	365566	Bundi, Rajasthan -323001	
of	Contact Number: 9602161818, 9983365566 Bundi, Rajasthan-323001  All that Part & Parcel of property of Patta No. 2864 Village Narayanpur teh Hindoli Distt. Bundi admeasuring 630 Sq. Ft. (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)											
5, 0 r,	10 223276 200000 008		20.07.2021 Rs. 6,92,564/-	26.09.2023	Rs. 12,75,564.03 /- As on 20.04.2025	20-May-2025 02.00 PM	Rs. 7,71,000/-	Rs. 77,100/-	27-May-2025 3.00 PM to 3.30 PM	04.0Ó PM	EMD to be de Demand Draft d Ujjivan Small I Jodhpur Branch no.47, Mahadev 1 Petrol Pump, Sc Kohinoor Cinema	rawn in favour of Finance Bank a Situated at:- Plo Fower, Umrao Kha heme LIG-3, Ne
h							Conta	ct Number : 995	0437507, 9983		Baldev Nagar, J	
f	All that piece and parcel of land and building, of the Flat No. H 77/01, Ground Floor, area admeasuring 395 Sq. Feet, Situated at Plot No.25,34,35,36,42,45,46,47,48,49,50,57,58,59,60,61,62,63,											

64.65.66.67.68.69.70. 71.72.73.74.75.76.77.78 Khasra No. 177. 179/2. to 179/13. 59.59/1. 59/2.61.61/1.61/2. 63.63/1.63/2. Village Tanawra and Bhakrasani, Tehsil Luni, District Jodhpur - Raiasthan, which is bounded as follows:Boundaries: East: Plot No. 64, West: Way 30 Feet, North: Plot No. 76, South: Plot No. 78

deposited throug
deposited triroug
ft drawn in favour o
ll Finance Bank a
h Situated at:-A.M.C
69/29, Ground Floor
Beawar Road, Nea
lge, Ajmer - 305001

All that Part & Parcel of residential Property admeasuring 117.33 Sq. Yards, Patta No. 03 Khasra No. 2839 situated at Gram Panchayat Samiti-Shrinagar, Tehsil-Nasirabad & District Ajmer, Rajasthan which is hounded as follows: Roundaries: Fast: House of Puna, North: House of Madu, West: Road, South: Self Bara

ΙL	WITICITIS	which is bounded as follows. Boundaries. East. House of Fund, North, House of Madu, West.Road, South, Sen Bara											
П	12 223	76 1.Lucky S/o Laxman	27.12.2019	14.10.2022		20-May-2025	Rs.	Rs. 88,400/-	27-May-2025	26-May-2025	EMD to be deposited through		
Ш	300		Rs.		23,17,031.27/-	02.00 PM	8,84,000/-		5.00 PM to	04.00 PM	Demand Draft drawn in favour of		
Н	01	2.Mala Devi W/o	10.77.056/-		as on				5.30 PM		Ujjivan Small Finance Bank at		
Ш		Laxman Das	, ,		17.04.2025						Jodhpur Branch Situated at:-Plot		
11											no.47, Mahadev Tower, Umrao Khan		
Ш											Petrol Pump, Scheme LIG-3, New		
Ш											Kohinoor Cinema, Chopasani Road,		
41							Contact Number: 9950437507, 9983365566 Baldev Nagar, Jodhpur - 342003						

All that piece and parcel of land and building having an area of 412 Sq Feet situated at Flat No K-101 (1BHK) situated at 1st Floor Plot No.136-137, Kh No. 679, 679/1, 680, 681, 681/1, 682, 683 & 684, Near Dali Bai Circle, Jhanwar Road, Village Chokha, Tehsil and Dist Jodhpur together with buildings, structures and all improvements thereon. Boundaries: East: Open to road, West: Flat No. K-103, North: Flat No. J-102, South: Flat No. K-102.

## 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 PVTLTD, 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., 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: 08.05.2025, Place: Noida Authorized Officer, Uiiivan Small Finance Bank