

Ujjivan Small Finance Bank					
Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka. Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014.					
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 PROVISO 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.					
Sl. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgageor	13(2) Notice Date/ Outstanding Due (In Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4406210130000081 / 4406-AKURDI	1) Prakash Bhagwan Bansode, 2) Ashwini Prakash Bansode @ Ashwini Suresh Bhale Rao, both are residing at R/AT: Bldg. No. 48/4, Vastudyog Colony, Pimpri, Pune – 411 018. 1) also at Hanuman Super Market, Sant Tukaram Nagar, Pimpri, Pune- 411018 and also at House No.-A-270, H A Colony, Mumbai-Pune Highway, Pimpri, Pune-411018. 2) also at 25/196, Vallabh Nagar, Near Sant Tukaram Nagar, Pimpri, Pune- 411 018.	05.02.2024 / Rs. 30,55,737.27 as on 03.02.2024	30.01.2025	Rs.17,82,000/- / Rs.1,78,200/-
Description of the Immovable Property: All that piece and parcel of Flat No. 310 on 2nd Floor adm. 468 sq. ft. i.e. 43.48 sq. mtrs. + Balcony/Terrace area of 48 sq. ft. i.e. 4.46 sq. mtrs. in B wing of building known as Paramanti, constructed on Gat No. 326, situated at Village- Sangavi, Taluka- Khandala, Dist- Satara. Which is owned by Mr. Prakash Bhagwan Bansode vide Agreement to sale No. 2068/2019 dated 04/07/2019.					
2	4458210050000021 / 4458-SOLAPUR	1) Kavita Ghanesh Gunjawane, 2) Ganesh Jayling Gunjawane, both are residing at Plot No. 41, Bhag-4 Gopinath Nagar Gulwanchi Goan, Gulwanchi North Solapur, Maharashtra-413255 and also at Plot no. 28 Gopinath Nagar at Post Gulwanchi, Taluka North Solapur Dist. Solapur, Maharashtra- 413255. 1) also at Shri Samarth Snakers & Bekars, Shop No. 1 Shri Swami Samarth Vyapari Sankul Gulwanchi Bus Stop Gulwanchi, Tal. North Solapur Maharashtra- 413255.	11.10.2023 / Rs. 15,20,161.12 as on 06.10.2023	18.02.2025	Rs.19,26,000/- / Rs.1,92,600/-
Description of the Immovable Property: All that Piece and Parcel of non-agricultural of land bearing Bhupman Gat No. 162/B/3/B of Plot No. 28 totally area admeasuring 0.92,94R i.e. 92.94 Sq.Mtrs., alongwith RCC Construction on Ground Floor area admeasuring 78.94 Sq.Mtrs. and on First Floor area admeasuring 28.65 Sq. Mtrs., totally construction area admeasuring 107.59 Sq.Mtrs., at Gulwanchi, Taluka North Solapur Maharashtra-413255 (Towards East-6.10 Mtrs wide lane road, Toward West-Plot No. 73, Towards North-Plot No.27, Towards South-Plot No. 29)					
3	4458210130000035 / 4458-SOLAPUR	1) Sandip Sangmeshwar Chincholi, 2) Kusumbai Sangmeshwar Chincholi Both are residing at Plot No.73, Kamgar Vasahat, Sunil Nagar, MIDC Solapur, Maharashtra-413006. 1) also at Siddheshwar Service Center, Plot No. 29, Telghana Society, Akalkot Road, Solapur, Maharashtra-413006	02.06.2023 / Rs.12,18,364.62 as on 22.05.2023	12.02.2025	Rs.14,18,000/- / Rs.1,41,800/-
Description of the Immovable Property: Flat No. 104, Building D, first floor, Serial No. 32, admeasuring 39.83 Sq.Mtrs. (Carpet area) and 48.77 Sq.Mtrs. (Built up area) in the building known as Khatib Nagar situated on the East-South portion of the land bearing Old Survey No. 149/1B and New Survey No. 147/1/B of the Village Kasabe Solapur; Tal. North Solapur; Dist. Solapur; Boundd as: On East-Commercial building; On West: Flat No.103; On South-Building Staircase; On North-Flat No. 101, Wing C.					
4	4458210050000013 / 4458-SOLAPUR	1) Suresh Subhash Zingade, 2) Rani Krushna Kolekar, both are residing at Plot No. 75, Vinayak Nagar, MIDC Road, Solapur, South Solapur, Solapur, Maharashtra- 413006. 1) also at Near Siddhanth Mandir, 75, Vinayak Nagar, MIDC Road, Solapur South, Solapur, Maharashtra- 413006 and also at Suresh Garments, Plot No. 75, Vinayak Nagar, MIDC Road, Solapur, South Solapur, Solapur, Maharashtra- 413006. 2) also at Chavadi Oni, Indi, Bijapur, Karnataka - 586209	02.06.2023 / Rs. 14,84,223.07 as on 22.05.2023	07.03.2025	Rs.15,66,000/- / Rs.1,56,600/-
Description of the Immovable Property: Flat No. 101 (069), Building I, First floor, admeasuring 39.83 Sq.Mtrs. (Carpet area) and 48.77 Sq.Mtrs. (Built up area) in the building known as Khatib Nagar situated on the East-South portion of the land bearing Old Survey No. 149/1B and New Survey No. 147/1/B of the Village Kasabe Solapur; Tal. North Solapur; Dist. Solapur; Boundd as: On East-Colony Road; On West: Flat No.102; On South- Boundary of Flat; On North-Building staircase					
5	4458795000000015 / 4458797000000002 / 4458-SOLAPUR	1) Mallinath Chandrashekhar Hiremath, 2) Mrs. Iramma Mallathi Hiremath, both are residing at 199, Anand Nagar, Motagi Road, Solapur – 413003	07.12.2022 / Rs.19,60,908.41 as on 20.09.2022	23.01.2025	Rs.19,49,000/- / Rs.1,94,900/-
Description of the Immovable Property: All that piece and parcel of Property of eastern side land admeasuring 74.34 sq.mtrs out of Plot No. 51 out of new Survey no. 189/1/1, situated at Kasabe Solapur, Taluka – North Solapur, District – Solapur. The property is owned by Mr. Mallinath Chandrashekhar Hiremath vide registered Sale Deed No. 5946/2012					
6	4458210130000033 / 4458-SOLAPUR	1) Imran Safim Shahaji, residing at 326, Ramwadi, New Dhondiba Vasti, Mariaai Mandir Samor, behind Municipal Hospital, Solapur, Maharashtra- 413001. 2) Ralsa Imran Shahji W/o: Imran, residing at 310, Ramwadi, New Dhondiba Vasti, Mariaai Mandir Samor, Solapur North, Solapur, Maharashtra- 413001	25.11.2022 / Rs. 22,85,832.04 as on 24.11.2022	31.01.2025	Rs.12,96,000/- / Rs.1,29,600/-
Description of the Immovable Property: Flat No. - 104, first floor A, Khatib Nagar Complex, Old S. No. 149/1B, South-east corner of New S. No. 147/1B Khatib Nagar, Konda Nagar, Solapur, Maharashtra- 413006					
7	4452797000000010 / 4452-SATARA	1) Mr. Jivan Pandurang Khamkar, 2) Mrs. Vaishali Jivan Khamkar, both are Residing at : Post Nandgaon, Tal. Dist. Satara - 415107	11.10.2021 / Rs. 2,67,890.00 as on 27.09.2021	05.03.2025	Rs.2,57,000/- / Rs.25,700/-
Description of the Immovable Property: All that piece and parcel of property being Grampanchayat Milkat No. 223, area adm. 143 Sq. Fts, situated at Village: Nandgaon, Tal. Dist. Satara, and property boundd as under: On or towards the East: Mahadev Bandhu Khamkar, On or towards the South : Shivraj Ramchandra Khamkar, On or towards the West: Vaibhav Shrirang Khamkar, On or towards the North : Common Road (Nitin Hanmant Khamkar)					
Date & Time of Inspection of the property(ies) :: 02.06.2025 & 20.06.2025 Between 11AM to 4PM					
Date for Submission of Bid & EMD :: 24.06.2025 between 11 AM to 05 PM					
Date and Time of Auction :: 25-06-2025 from 11:00 AM to 2:00 PM					
Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of “Ujjivan Small Finance Bank Ltd.”), Place of submission of bids : 1) Ujjivan Small Finance Bank Ltd., Susangeet, Mitra Mandal Chowk, Opposite Marathon Bhavan Parvati Paytha Pune, Maharashtra -411037. (Contact-Deepak Mandar - 9561157757, Sagar Dhopare - 7350011372) for Sl.Nos. 1. 2) Ujjivan Small Finance Bank Ltd., Hotel City Park 119 Murarji Peth , Char Hutmatra Chowk Solapur Solapur, Maharashtra-413001 (Contact -Deepak Mandar - 9561157757, Arvind Sable - 8308914936) for Sl.Nos. 2, 3, 4, 5, 6. 3) Ujjivan Small Finance Bank Ltd., Hotel Sagar Deluxe Building Plot No. 28/01, Ground Floor Radhika Road, Satara Satara, Maharashtra-415002. (Contact -Deepak Mandar - 9561157757, Arvind Sable - 8308914936) for Sl. Nos. 7.					
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/ les 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/les 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 one day 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 15 th 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 major clause. 8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service arrangements will be responsible for any lapses/ failure/ internet/ 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/ Mortgageors about public auction scheduled for sale of mortgaged properties.					
Place: Pune, Date : 17.05.2025			Sd/- Authorised Officer, Ujjivan Small Finance Bank		

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