

POSSESSION NOTICE
(for immovable property)

Whereas,

The undersigned being the Authorized Officer of **Indiabulls Asset Reconstruction Company Ltd** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **31.07.2025** calling upon the Borrower(s) **UMAAXANT TIWARI and PINKU ANAND TIWARI** to repay the amount mentioned in the Notice being **Rs. 35,51,292/- (Rupees Thirty Five Lakhs Fifty One Thousand Two Hundred Ninety Two Only)** against Loan Account No. **U001XX01-01 /RHEG000201526** as on **20.03.2025** and Interest thereon within 60 days from the date of receipt of the said Notice.

The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **10.07.2025**.

The Borrower(s) in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Indiabulls Asset Reconstruction Company Ltd** for an amount of **Rs. 35,51,292/- (Rupees Thirty Five Lakhs Fifty One Thousand Two Hundred Ninety Two Only)** as on **20.03.2025** and interest thereon.

The Borrowers' attention is invited to provisions of Sub-section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

FLAT NO. BEARING OAK-2/16, MEASURING 84.3 SQ. MTRS., ON 3RD FLOOR, IN THE PROPOSED HOUSING SCHEME 'SHIPRA SUNCITY-III', VAIBHAV KHAND, WINDSOR, INDORAPURAM, TESHIL AND DISTRICT GHAZIABAD-201001, UTTAR PRADESH.

Sd/-
Authorised Officer
Indiabulls Asset Reconstruction Company Ltd.
Trustee of Indiabulls ARC- XXXI Trust

Date : 10.07.2025
Place: GHAZIABAD

Asset Reconstruction Company (India) Ltd.,
CIN No.: U65999MH2002PLC13484.
REGISTERED OFFICE:- The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (W), Mumbai - 400 028. Tel: 022-66581300
Branch Address:-Unit no. 1005, 11th Floor, Westend Mall, Janakpuri West, New Delhi - 110058

LOSS OF DOCUMENTS

Public at large is hereby informed that **Asset Reconstruction Company (India) Ltd.** REGISTERED OFFICE:-The Ruby, 10th Floor, 29 Senapati Bapat Marg, Dadar (W), Mumbai -400028. Has lost/misplaced in transit or is unable to trace the below listed documents deposited with bank by one of its borrowers/guarantors in the loan account of **Mrs Toashia Vaccines India** assigned to ARCIL.

S. No.	Description of Docs w.r.t. Shop no. SF-08, Sushant Vspaar Kenda Subash Lok, Phase-3, Gurgun, Haryana.	Nature of Docs
1	Page no 8 to 14 of Sale deed no. 12311 dated 19-08-2005 executed by Ansal Properties & Infrastructure Ltd. (formerly known as Ansal Properties & Industries Ltd.) in favour of Smt. Amrita Singh w/o Dr. Kishan Singh	Original
2	Possession letter dated 19-09-2005 issued by Ansal Properties & Infrastructure Ltd. to Smt. Amrita Singh w/o Dr. Kishan Singh	Original

Any person having any claim objection/interest on the said document shall intimate in writing to ARCIL on above address within 7 days from the date of this notice, if no claims objections are received within the given period, a further process will be initiated by ARCIL.

यूनियन बैंक Union Bank of India
E-mail:- crld.rokota@unionbankofindia.bank

Regional Office: Kota

[See proviso to Rule 8] Sale Notice for sale of Immovable property

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrowers and Guarantors that the below described immovable properties mortgaged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **30.07.2025** for recovery of the dues mentioned below due to the Union Bank of India (Secured Creditor) from the below mentioned Borrowers and Guarantors. The reserve price, interest money deposit and other details are as mentioned below:-

S. No.	Name & address of Borrower/Partners/ Guarantor Branch Name	Description Of The Immovable Property Put For Auction	Reserve Price (Rs.) EMD Amount (Rs.) Bid Incr. Amt.	Dues to be Recovered from Borrower/ Guarantor on 30-06-2025 with further interest, cost & expenses	Date and Time of Auction
1.	Mr. Yashid Ali S/o Hasim Ali (Applicant); Mr. Mushtaq Jahan (Co-Applicant); Both R/o C-25 (Plot No. 28 & 27), Subhash Nagar, Panchwati Colony, Sakpura, Kota-324008. Branch: Kota Kailash Keshavnagar Chauhara, Talwadi, Kota-324005	All that piece and parcel of Residential House located at Plot No.28 & 27 Panchwati, Subhash Colony, Sakpura, Kota, Rajasthan in the name of Mr. Yashid Khan S/o Hasim Ali, measuring 2085.00 Sq.ft. (Property description as specified in the Patta No 2209 dated 21.06.2003). Bounded by:- East Other Land, West: Road, North: Plot No.28, South: Plot No.25	Rs. 72,68,000/- Rs. 7,26,800/- Rs. 10,000/-	Rs.30,19,092.91 as on 30-06-2025 with further interest, cost & expenses	30.07.2025, from 12.00 PM to 05.00 PM (with 10 min untimed auto extensions)

The details of encumbrances, if any known to the Secured Creditor:- NA. Last date for submission of EMD:- On or before the commencement of e-Auction. The Online E-Auction will be held through web portal/website <https://banknet.com>. The intending bidders / purchasers required to register through <https://banknet.com> by using their mobile number and valid email id. Bidders are advised to go through the website: <https://www.unionbankofindia.co.in/auction-property/view-auction-property.aspx> and www.unionbankofindia.co.in for detailed terms and conditions of Auction Sale before submitting their bids and taking part in the E-Auction sale proceedings. For queries contact Number: 8291220220 & email ID: support.BAANKNET@spiballiance.com. For Auction related queries e-mail to ujn0819054@unionbankofindia.bank or contact 99139-72717.

Date: 08.07.2025 Place: Kota

Authorized Officer, Union Bank of India

homefirst
We'll take you home

Home First Finance Company India Limited
CIN: L65990MH2010PLC240703,
Website: homefirstindia.com Phone No.: 180030008425 Email ID: loanfirst@homefirstindia.com

APPENDIX- IV-A [See proviso to rule 8 (6)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s) and Co-Borrower (s) as per column (ii) that the below described immovable properties as per column (iii) mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Home First Finance Company India Limited for realization of its dues plus interest as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(2) of the said Act proposes to realize dues by sale of the said properties and it will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder. The auction will be conducted "On Line", for the recovery of amount due from Borrower (s) and Co-Borrower (s) as per column (i), due to Home First Finance Company India Limited.

Sr. No.	Name of Borrower (s) and Co-Borrower (s)	PROPERTY ADDRESS	Date of Demand Notice	Demand Notice Amount	Date of Possession	Market Value	EMD Amount	Date and Time of Auction	Last Date & Time of Submission Of Emd & Documents	Number of Authorised officer
1.	Mukesh Kumar, Mohit, Vimal	Flat-MGF FF-2, Front RHS Plot No D-178, Khasra No 355, SLF Ved Vihar, Ghaziabad, Uttar Pradesh-201102, Bounded By: North by - Road 9 mtr. Wide, East by - Other's Land, West by - Plot No. D-177, South by - Plot No. D-185.	06-05-2025	12,98,970	07-07-2025	10,50,000	1,05,000	12-08-2025 (11am-2pm)	10-08-2025 (upto 5pm)	8077967939
2.	Durgesh, Reshma ,	Plot-Khasra No- 425, Area- 59G, Vill-Fatayabad Nithora Pragana Loni, Tehsil & Distt-Ghazabad, UP, Loni, Uttar Pradesh-201102, Bounded By: North by - Other Plot, South by - Other Plot, East by - Other Plot, West by -Road 15R. Wide.	06-05-2025	6,39,403	07-07-2025	6,00,000	60,000	12-08-2025 (11am-2pm)	10-08-2025 (upto 5pm)	8077967939
3.	Late Rajeev Vishvakarma (Deceased), Sunita Devi, Other Legal Representatives of Late Rajeev Vishvakarma (Deceased)	Plot No.12-A, Khasra No 1920, Smart City-3, Dairy Macha, VillageDhoom Manikpur, Pargana & Tehsil-Dadri, Distt-Gautam Budh Nagar, GB Nagar, Uttar Pradesh, 203207 Bounded by North-Plot No.12, South-Plot No.14, East-Road 18R Wide, West-Other Plot.	06-05-2025	8,15,961	07-07-2025	10,80,000	1,08,000	12-08-2025 (11am-2pm)	10-08-2025 (upto 5pm)	8700313523
4.	Anis Khan, Sammer Khan, Mubin Shah, Anisa Begam,	Plot No-362, Scheme Vijay Nagar A, Bagrana Agra Road Jaipur, Jaipur, Rajasthan, 320331 Bounded by East-Plot no-363, West-Plot no-361, North-Plot no-341, South-Road 25	03-12-2024	12,07,669	03-07-2025	14,85,750	1,48,575	12-08-2025 (11am-2pm)	10-08-2025 (upto 5pm)	9910625699
5.	Hunny Kumar, Rakhi Singh, Yuy Maya	Flat No-FF -2, First Floor (Rear Side), D-9/14, DLF Ankur Vihar, Village & Pargana Loni, Tehsil & Distt. Ghazabad, Uttar Pradesh, Ghaziabad, Uttar Pradesh 201102 Bounded by North-EWS Group Housing, East-Road 9 mtr. Wide, West-Plot No. D- 9/13, South-Road 9 mtr. wide.	03-11-2024	7,48,608	27-06-2025	9,49,950	94,995	12-08-2025 (11am-2pm)	10-08-2025 (upto 5pm)	701789295
6.	Kamal Singh, kamali Bai	House-3271, Patta No. 3271,Misal No. 21,Khasra No. 1487/1251, Dhanewar, Dhanehawar, Rajasthan, 323022. Bouded by - East by : House of Pachu Bheel, West by : House of Bhawana Bheel, North by : Road, South by : House of Devi Lal Bheel.	04-07-2024	17,20,257	27-06-2025	9,50,000	95,000	12-08-2025 (11am-2pm)	10-08-2025 (upto 5pm)	9887453666

E-Auction Service Provider

Company Name : e-Procurement Technologies Ltd. (Auction Tiger).
Help Line No. -079-36022160 / 149 / 182
Contact Person : Ram Sharma -8000023297
E-Mail id : ramprasad@auctiontiger.net and support@auctiontiger.net.

E-Auction Website/For Details, Other terms & conditions

<http://www.homefirstindia.com>
<https://homefirst.auctiontiger.net>

A/c No: for depositing EMD/other amount

91200036268117-
Home First Finance Company India Limited -
Axis Bank Ltd., MIDC, Andheri East.

Branch IFSC Code

UTIB0000395

Name of Beneficiary

Authorized Officer, Home First Finance Company India Limited

Statutory 30 Days SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned in the demand notice along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 12-07-2025 Place: NCR, Rajasthan, Western UP

Signed by Authorized Officer, Home First Finance Company India Limited

DCB Bank Limited
D.B. Gupta Road, Karol Bagh, New Delhi - 110005.

POSSESSION NOTICE

The undersigned being the authorized officer of the DCB Bank Ltd., under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (54 of 2002) and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice on below mentioned dates calling upon the borrowers (Borrower's and Co-Borrower's) to repay the amount mentioned in the notice as detailed below in tabular form with further interest thereon from within 60 days from the date of receipt of the said notice.

The borrower and Co-Borrower having failed to repay the amount, notice is hereby given to the borrower, Co-Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of Act read with rule 8 also in section 14(1) of the Security Interest Rules 2002 as is mentioned here below.

The borrower, Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property (Description of the Immovable property) and any dealings with the property will be subject to the charge of the DCB Bank Ltd., for respective amount as mentioned here below. The Borrower's attention is invited to provisions of Sub-section (8) of Section 13 of the act, in respect of time available, to redeem the secured assets.

1.

Symbolic Possession Date - 07th July 2025

04-03-2025

Name of Borrower(S) and (Co-borrower(S))
Mr. Noshad Noshad And Mrs. Bileekesh

Loan Account Number
DRHLAL00541407

Total Outstanding Amount.
Rs.83,214/- (Rupees Nine Lakh Eighty Three Thousand Two Hundred Thirty Four Only) as on 3rd March 2025

Description of The Immovable Property
All The Piece & Parcel Of Property All Part Of Gao 807 (M) Admeasuring 69 Sq Gaj Situated At Mauja Maranzon Gani Pargana & Tehl: Koli Agalgar By Towards East: Plot Of Digar, Towards West: Plot Of Ishrat Ali, Towards North: Plot Of Digar, Towards South: Road. (The Secured Assets).

2.

Symbolic Possession Date - 07th July 2025

30-12-2024

Name of Borrower(S) and (Co-borrower(S))
Mr. Mohammad Abid And Mrs. Ismailan

Loan Account Number
DRBLME08578168

Total Outstanding Amount.
Rs.9,67,808/- (Rupees Nine Lakh Sixty Seven Thousand Seven Hundred Thirty Six Only) as on 30th December 2024

Description of The Immovable Property
All The Piece & Parcel Of Residential Plot Admeasuring 101.67 Sq Mtr Situated At Vill: Jari Khurd Pargana Teh & Dist Meerut Bounded By: Towards East: House Of Mohamadi, Towards West: House Of Soni, Towards North: Road, Towards South: Road. (The Secured Assets).

3.

Symbolic Possession Date - 07th July 2025

30-12-2024

Name of Borrower(S) and (Co-borrower(S))
Mr. Akbar, Mr. Samshad, Mr. Amir And Mrs. Sayma

Loan Account Number
DRBLME00575143

Total Outstanding Amount.
Rs.9,67,808/- (Rupees Nine Lakh Sixty Seven Thousand Eight Hundred Eight Only) as on 30th December 2024

Description of The Immovable Property
All The Piece & Parcel Of House No.495 Admeasuring 44.52 Sq Mtr. Situated At: Sarai Bhatoli Dist: Meerut Bounded By: Towards East: House Of Haja & Marj, Towards West: House Of Kalwa, Towards North: Road, Towards South: House Of Alshan, (The Secured Assets).

4.

Symbolic Possession Date - 08th July 2025

20-03-2025

Name of Borrower(S) and (Co-borrower(S))
Mr. Manish, Mr. Mausam Ali, MIS MK Enterprises (Through its Proprietor Mr. Manish) And Mrs. Rukhsana

Loan Account Number
DRBLKAC09602529

Total Outstanding Amount.
Rs.29,03,339/- (Rupees Twenty Nine Lakh Three Thousand Three Hundred Thirty Five Only) as on 19th March 2025

Description of The Immovable Property
All The Piece & Parcel Of Plot No 25 (Part) Comprised In Khasra No 12423 Min Admeasuring 94.06 Sq Mtr Situated At Dehli Saharapur Road Khanna Nagar Vill: Loni Ghazabad Bounded By: Towards East: Road, Towards West: Service Lane, Towards North: Remaining Portion Of Plot, Towards South: Remaining Portion Of Plot. (The Secured Assets)

Date: 12-07-2025
Place: Aligarh, Meerut, Ghaziabad

FOR DCB BANK LTD
AUTHORISED OFFICER

UJJIVAN SMALL FINANCE BANK

• **Registered Office:-** Grape Garden, No. 27, 3rd'A Cross, 18th Block, Koramangala, Bengaluru - 560095 • **Regional Office:-** GMTT Building, Plot No. D-7, Sector 3, Noida (U.P.) - 201301
• **Branch Jodhpur:-** Plot No. 47, Mahadev Tower, Umrao Khan Petrol pump, Scheme IJG, New Kohnoor cinema, Chouspuri Road, Jodhpur, Rajasthan-342003 • **Branch Bundi:-** Plot No.-1, New Colony, Opp. Circuit House, Bundi, Rajasthan -323001
• **Branch Bhiwara:-** Shop no.344, Shri Mahalaxmi Chambers, Pur Road (Old R.T.O Road), Next to LG Showroom, Gandhi Nagar, Bhiwara - 311001
• **Branch Kotputli:-** Ground Floor, Plot no. 1982, Khasra no. 1156, Gram Basadi, Tehsil Kotputli, District Baderpur, First Floor, Municipal No. 416, Badapur, Pul Pralhadpur, New Delhi - 110044
• **Contact Person for Rajasthan:-** (1) Chain Singh Goyal, Mr: 9950437507 (2) Dheera Neemawat, M: 9602161818 (3) Sanjay Sharma, M: 9893365566 • **Contact Person for Delhi:-** (1) Abhimanyu Singh Rathore, M: 9056733167 (2) Vishal Agarwal, M: 9045502492

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 Authorized 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 realization of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" in the place as described hereunder.

Sr. No.	Loan Account Number	Name of Borrower / Co-Borrower / Guarantor	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
1.	2232210050000010	(1) Gudiyi Devi W/o Madan Lal (2) Madan Lal Kumar @Madan Kumar S/o Pema Ranu @Premra Ram (3) Deepak Sharma S/o Anil Sharma.	01.02.2024 Rs. 14,75,248/-	28.05.2025	Rs. 17,70,155.03 (as on 29.06.2025)	11.08.2025 02:00 PM on prior appointment	Rs. 13,34,000/-	Rs. 1,33,40,000/-	19.08.2025 11.00 AM to 12.00 PM	18.08.2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Jodhpur Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001, IFSC UJVN0002201
All that Part and Parcel of Residential Property Plot No. 82, Khasra No. 143/2, Sarathi Sarovar, Village Pal, Jodhpur, Rajasthan admeasuring 51.66 Sq. Yards. Which is bounded as follows:- Boundaries:- East: Plot No. 101; West: Road; North: Plot No. 81; South: Plot No. 83.											
2.	2288210170000039	(1) Ladu Gurjar S/o Choga Gurjar (2) Prem Gurjar W/o Ladu Gurjar	15.07.2021 Rs. 4,60,191/-	08.04.2025	Rs. 9,84,552.67 (as on 01.07.2025)	24.07.2025 10:00 AM on prior appointment	Rs. 6,89,000/-	Rs. 66,900/-	05.08.2025 11.00 AM to 12.00 PM	04.08.2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Bhiwara Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001, IFSC UJVN0002201
All that piece and parcel of Land and Building of Residential House Patta No. 27, Plot No. NIL, Village Lapiya, Gram Panchayat Babrana, Panchayat Samiti Banera, Bhiwara, Rajasthan, admeasuring 1820 Sq. Ft. together with buildings, structures and all improvements thereon. Boundaries:- East: Property of Jamm; West: Property of Bhanwar; North: Property of Balu; South: Road.											
3.	2225210170000051	(1) Mr. Deepak Kahar S/o Shrivaji (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. 16,56,495.07 (as on 01.07.2025)	24.07.2025 10:00 AM on prior appointment	Rs. 22,23,000/-	Rs. 2,22,300/-	05.08.2025 01.00 PM to 02.00 PM	04.08.2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Bundi Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001, IFSC UJVN0002201
All part and parcel of Residential Property comprising of Patta No. 4296, admeasuring 2200 Sq. Feet, Village Hindoli, Tehsil Hindoli, Distt. Bundi, Rajasthan. Boundaries:- East: H/o Pokhar Lal Keor; West: H/o Mohan Lal Keor; North: H/o Kamla Bai Keor; South: N.H. 12.											
4.	2306210170000039	(1) Sunil Mandavra S/o Rati Ram @ Rati Ram Dhoibi (2) Poonam Rani W/o Sunil Kumar (3) Rati Ram @ Rati Ram Dhoibi S/o Budh Ram Dhoibi @ Budh Ram.	31.12.2024 Rs. 12,50,100/-	25.06.2025	Rs. 13,77,157.76 (as on 01.07.2025)	11.08.2025 12:00 PM on prior appointment	Rs. 22,70,000/-	Rs. 2,27,000/-	19.08.2025 01.00 PM to 02.00 PM	18.08.2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Kotputli Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001, IFSC UJVN0002201
All that Part & Parcel of Residential Plot bearing Patta No. 450, admeasuring 958.88 Sq. Ft. or 89.28 Sq. Mtrs. situated at Chandani Chowk, Ward No.16, Behror, District Alwar, Rajasthan. Which is bounded as follows:- North: House of Khanna.											
5.	2218210050000011	(1) Preeti W/o Nitin (2) Nitin S/o Jagdish	23.07.2024 Rs. 13,30,263/-	21.05.2025	Rs. 14,79,708.16 (as on 30.05.2025)	11.08.2025 01:00 PM on prior appointment	Rs. 12,33,000/-	Rs. 1,23,300/-	19.08.2025 02.00 PM to 03.00 PM	18.08.2025 till 04:00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujjivan Small Finance Bank payable at Badapur Branch or remitted through RTGS / NEFT / IMPS to A/c No. 22011013462001, IFSC UJVN0002201
All that Part & Parcel of Residential Plot No. 11 and 12, bearing Property ID: N0703524351308, admeasuring 50 Sq. Yards out of Khatwa No. 755, Mu. No. 12, Killa No. 10/2 and Mu. No. 13, Killa No. 6/1/2 situated at Waka Maaja Nangle, Gujran, Tehsil & Distt. Fardabad, Haryana. Which is bounded as follows:- Boundaries:- East: N/A, North: Rasta; West: N/A, South: N/A.											

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 Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties/put on auction and claims/ rights/ dues affecting 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 Authorized 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 specify themselves about the asset and specification before submitting the bid. The inspection of properties 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 Authorized 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 - **Mis CI India Pvt. Ltd.**, Contact Person - **Prabakaran (Mob. No. 7418212709)**. The intending bidders are advised to visit <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 **Mis CI India Pvt. LTD.**, Helpline Number - **7291918824**, 25, 26, Support E-Mail 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 Authorized 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 Authorized 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 Authorized 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.
9. This is also a notice to the above named Borrower's / Guarantor's / Mortgagee's about public auction described for sale of mortgage properties.

Date: 12.07.2025 Place: Noida

Authorized Officer, Ujjivan Small Finance Bank