

**Registered Office:** Grape Garden, No. 27 3rd 'A' Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095

**Regional Office:-** GMIT Building Plot No. D-7, Sector-3, Noida (UP)-201301

**Branch Office:-** Ground Floor, Wasan Plaza, Sanjay Place, Near HDFC Bank, Agra-282002

**Ground Floor, Nagar Nigam No. 03/311, Sri Ramdhary Plaza, Banwari Nagar, Niranjanpuri, Tehsil Koil, Aligarh-202001**

**Ground Floor, Akashdeep Building, Bhuteshwar Road, Opposite BSA College, Mathura – 281004**

**House No. B-11, Scheme No. 03, Shastri Nagar, Meerut, Uttar Pradesh-250002**

**No.25, Ground Floor, Mohalla Badrishpuram, Dantal, Kankarkhera, Sardhana Road, Meerut-250001**

**Upper Ground Floor, Khasra no.212M, Vill- Majholi, Moradabad, 244001**

## 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 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 realization 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 hereunder.

Sr. No.	Loan Account Number	Name of Borrower/ Co-Borrower/ Gurantor	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)
1.	231121 018000 0008	1. Rajesh Kumar S/o Ram Kishan R/O H. No. 28, Vasudev Nagar, Nawada Aduki Adooki, Paani ki Tanki, Chhata, Mathura, Uttar Pradesh – 281006; 2. Ram Kishan S/o Shyam Lal R/O H. No. 28, Vasudev Nagar, Nawada Aduki Adooki, Paani ki Tanki, Chhata, Mathura, Uttar Pradesh – 281006, Also At:- Ram Kishan S/o Shyam Lal R/o H. No. 03, Vasudev Nagar, Nawada, NH-2, Aduki, Paani ki Tanki, Mathura, Uttar Pradesh - 281006 3. Rajkumari Devi W/o Ram Kishan R/o H. No. 28, Vasudev Nagar, Nawada Aduki Adooki, Paani ki Tanki, Chhata, Mathura, Uttar Pradesh – 281006, Also At:- Rajkumari Devi W/o Ram Kishan R/o H. No. 22, Vasudev Nagar, Nawada Aduki Adooki, Paani ki Tanki, Mathura, Uttar Pradesh - 281006	26.03.2024 Rs. 16,93,788/-	08.10.2024	Rs. 19,52,615.10/- (as on 21.10.2024)	13.12.2024 2:00 PM by prior appointment	Rs. 18,41,800/-	Rs. 1,84,180/-	24.12.2024 11:00 AM to 12:00 PM	23.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Mathura Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
All that Part & Parcel of Residential Plot built up on Khasra No. 199/1, measuring 125.83 Sq. Mtr. Situated at Mauza Navada, District Mathura, U.P. which is bounded as follows: East: Road; West: Land of Seller; North: Plot of Hardam Tasinga Wale & South: Plot of Gangaram											
2.	222079 500000 021 & 222079 700000 049	Mr. Imran S/O Istagar Ahmed R/o H. No. 180 Azadnagar, Colony, Lisari Road, Mata Wali Gali, Meerut, UP 250002; Mr. Nasrin Bano w/o Imran R/o H. No. 180 Azadnagar, Colony, Lisari Road, Mata Wali Gali, Meerut, UP 250002, Also At: Mr. Nasrin Bano w/o Imran R/o Rasid Nagar, Meerut South, PS- Liadi Gate, The- Meerut, Distt. Meerut- 250002	30.08.2022 Rs. 6,04,836/-	16.10.2024	Rs. 6,51,098.61/- (as on 22.10.2024)	13.12.2024 2:00 PM by prior appointment	Rs. 10,33,000/-	Rs. 1,03,300/-	24.12.2024 11:00 AM to 12:00 PM	23.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Meerut Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
All that Part & Parcel of A Residential plot area 60 Sq. Mt, Petain to Khasra No.189 & 190 Situated at Revenue Village Lisari, Pargana & Tehsil & Distt. Meerut which is bounded as follows: East: 16'4"/Plot Saieed Ahmed; West: 16'4"/20" wide Road; North: 33"/Plot Anwar Ahmad & South: 33"/Plot Other											
3.	231922 023000 0002	Shah Fahad S/o Hifzur Rehman @ Hifrajul Rahaman @ Hifzul Rahman R/o House no: 341, Guiyan Bagh, Near Tiles Wali Masjid, Moradabad, Uttar Pradesh – 244001; Khushreeda Rahaman @ Khursheeda Rahman W/o Hifzur Rehman @ Hifrajul Rahaman @ Hifzul Rahman R/o House no: 341, Guiyan Bagh, Near Tiles Wali Masjid, Moradabad, Uttar Pradesh - 244001	26.06.2024 Rs. 13,06,480/-	17.09.2024	Rs. 13,59,701.41/- (as on 25.09.2024)	13.12.2024 2:00 PM by prior appointment	Rs. 11,29,500/-	Rs. 1,12,950/-	24.12.2024 11:00 AM to 12:00 PM	23.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Moradabad Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
All that Part & Parcel of Residential property admeasuring 70 sq. meters bearing bearing Khasra/Gata no: 178, situated at Mouja/Village Rasoolpur Nagla Khem, Tehsil and Distt: Moradabad, Uttar Pradesh which is bounded as follows: East: Plot of another person; West: Road; North: Plot of another person & South: Plot of seller											
4.	224521 018000 0019 & 224521 886000 0013	Mr. Bablu S/O Anokhe Lal Siroli Road Sammukh Nagar, Ne Abadi Ajjipur, Malpura, Agra, Up- 283102 Smt. Priti W/o Bablu Siroli Road Sammukh Nagar, Ne Abadi Ajjipur, Malpura, Agra, Up-283102 Nemi Chand S/o Anokhe Lal Siroli Road Sammukh Nagar, Ne Abadi Ajjipur, Malpura, Agra, Up-283102 Also At: Nemi Chand S/o Anokhe Lal Jaganer Road, New Abadi, Azizpur Dhnauli, Maipura, Agra, UP- 283102	01.09.2022 Rs. 14,96,517/-	29.08.2024	Rs. 20,68,739.47/- (as on 23.09.2024)	22.11.2024 2:00 PM by prior appointment	Rs. 11,31,000/-	Rs. 1,13,100/-	03.12.2024 11:00 AM to 12:00 PM	02.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Agra Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
All that Part & Parcel of House lying in Khasra No. 39A, Area 83.61 Sq. Mtrs. Situated at Mauza Azeezpur, Agra which is bounded as follows: East: House of Bengali; West: 12 Feet Road & Opening; North: House of Raju & South: House of Jal Singh											
5.	226921 008000 0088	Saleem Ahmad S/o Abdul Ahmad Said R/o Abdul Kadir Nagar, Mullapada, Bhujpura, Kadir, Masjid, Electric House, Aligarh, Uttar Pradesh – 202001 Hamidan W/o Ahmad Said R/o Abdul Kadir Nagar, Mullapada, Bhujpura, Kadir, Masjid, Electric House, Aligarh, Uttar Pradesh – 202001 Also At: Hamidan W/o Ahmad Said 1291/ Mullapada, Bhujpura, Koil, Aligarh, Uttar Pradesh – 202001 Nisha W/o Saleem Ahmad R/o Abdul Kadir Nagar, Mullapada, Bhujpura, Kadir, Masjid, Electric House, Aligarh, Uttar Pradesh – 202001 Also At: Nisha W/o Saleem Ahmad 1056, Near Nisha Tent House, Koil, Aligarh, Uttar Pradesh – 202001	18.11.2022 Rs. 6,76,136.56/-	22.08.2024	Rs. 10,65,265.89/- (as on 23.09.2024)	22.11.2024 2:00 PM by prior appointment	Rs. 11,47,500/-	Rs. 1,14,750/-	03.12.2024 11:00 AM to 12:00 PM	02.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Aligarh Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201
All that Part & Parcel of Residential property of Khasra No. 85, having an area 100 Sq. Yards i.e. 83.61 Sq. Mtr., situated at Mullaparha Bhujpura, Tehsil Koil, Distt. Aligarh, UP which is bounded as follows: East: Road 8 feet wide; West: Aaraji of Seller; North: Aaraji of Seller & South: Aaraji of Seller											
6.	226076 100000 001	Md. Shahnawaz R/o H. No. 127, Mohalla Chakla alias Azad Nagar, Kasba, Pargana & Teh – Sardhana, Meerut – 250342, Uttar Pradesh; Mrs. Anajum W/o Md. Shahnawaz R/o H.No. 127, Mohalla Chakla alias Azad Nagar, Kasba, Pargana & Teh – Sardhana, Meerut – 250342, Uttar Pradesh	31.12.2018 Rs. 5,29,385/-	02.06.2023	Rs. 14,57,308.78/- (as on 17.10.2024)	22.11.2024 2:00 PM by prior appointment	Rs. 6,20,000/-	Rs. 62,000/-	03.12.2024 11:00 AM to 12:00 PM	02.12.2024 till 4.00 PM	EMD to be deposited through Demand Draft drawn in favour of Ujivan Small Finance Bank payable at Kankarkhera Branch or remitted through RTGS/NEFT/IMPS to A/c no. 22011013462001 IFSC UJVN0002201

All that piece and parcel property situated at Old No 45, New No. 127, Mohalla Chakla alias Azad Nagar, Kasba, Paragana & Teh – Sardhana, Meerut, Uttar Pradesh measuring 46.04 Sq. Yards., together with House building and all improvements thereon bounded by: East: Property of Tabbasum; West: Road 14 Feet Wide; North: Property of Javed & South: Property of Rehan  
**Note: Encumbrance known to bank: Sale deed no. 3664 dated 04.03.2020 has been executed by Anjum in favour of Sumedha without bank's permission and Civil Suit no. 815/2023 titled "Sumedha v. Anjum & Ors" is pending before civil court, Meerut.**

### Terms & Conditions :-

The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" basis.

- 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.
- 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.
- The Interested Bidders shall submit their Bid before the Authorised officer undersigned before the auction date as mentioned above.
- The E-Auction will be conducted through Ujivan 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.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>.
- 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.
- 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.
- The publication is subject to the force majeure clause.
- 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.

Date: 13.11.2024

Place: Noida

Authorized Officer,  
Ujivan Small Finance Bank