

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 / Co-Borrower/ Guarantor/ Mortgagor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorized Officer of Utkarsh Small Finance Bank Limited (A SCHEDULED COMMERCIAL BANK), the same shall be referred herein after as USFB . The Secured Assets will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to USFB viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://www.bankeauctions.com> & <https://www.utkarsh.bank>

| Loan Account No. & Name of Borrower(s)/Mortgagor/ Guarantor | Date & amount under Demand Notice U/S 13(2) & Date of Possession, Amount | Description of property/ies | Reserve price, Earnest Money & Bid Increment Amount (Rs.) | E-auction date & Time, EMD Submission last date & Place of submission of bids, Documents and Date of Inspection |
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| Account No – 1541050000006062 Mrs.TRUPTI ZALA (Borrower/Mortgagor) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) | Date - 28/11/2023 Amount as per Demand Notice U/s 13(2) – Rs. 1,79,15,478.87/- Date of Symbolic Possession – 06 Feb 2024 Amount as on date – Rs. 1,95,77,666.33/- (10/09/2024) | ALL THAT PIECE & PARCEL of residential Property bearing Bunglow No 19 (Admeasuring About 401 Sq Yards. i.e.335.40 Sq Mtrs, Plot area & Construction thereon 376.39 Sq Mtrs) in the Society known as “ GEETA PARK ” bearing Survey No 202/1, 202/2,155/1 & 204, TPS No 97(Naroda-North) & FP No 53/1, Tenament Number 0225-53-1946-0001-V, situated at Ward:Sardar Nagar, Mouje:Naroda, Taluka-Asarva, Dist & Sub District Ahmedabad <u>Boundaries bounded by-</u> East: Bungalow No 20 West: Bungalow No 18 North: Bungalow No 15 South: Road | RESERVE PRICE Rs. 1,25,00,000/- (In Words Rupees One Crore Twenty Five Lakh Only) EMD Rs. 12,50,000/- (In Words;; Rupees Twelve Lakh Fifty Thousand Only) BID INCREMENT AMOUNT Rs. 10,000/- | Auction Date and Time - 27 Sep 2024 & 11.00AM to 1.00 PM EMD Submission Last Date - 26 Sep 2024 Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Ahmedabad Branch Office: - Office no 601 - 602, 6th Floor , SPG Empressa, Opp. LG Showroom, B/s-Passport Seva Kendra, Nr.Mithakhali Six Roads,Ahmedabad- 380009 Inspection Date - 20 and 21 Sep 2024 |
| Account No – 1541050000006054 DINESH O RAJPUROHIT (Borrower/Mortgager) | Date - 01/02/2024 | ALL THAT PIECE & PARCEL of Residential Property bearing Plot/House No.17 (Admeasuring about 401 Sq.Yards. Plot Area and Construction thereon), in the scheme known as “Geeta Park” Situated on Survey No | RESERVE PRICE Rs. 1,00,00,000/- | Auction Date and Time - 27 Sep 2024 & 11.00AM to 1.00 PM |

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| <p>BHARATKUMAR OTAJI RAJPUROHIT (Mortgager/Co-borrower) &</p> <p>REKHADEVI BHARATKUMAR RAJPUROHIT (Guarantor)</p> | <p>Amount as per Demand Notice U/s 13(2) – Rs. 1,64,22,721.92/-</p> <p>Date of Symbolic Possession – 16 April 2024</p> <p>Amount as on date – Rs. 1,75,08,313.00/- (10/09/2024)</p> | <p>202/1 & 202/2 paiki, Mouje: Naroda, Taluka: Asarva, Dist & Sub District-Ahmedabad</p> <p>Boundaries bounded by-</p> <p>East: Survey No 203</p> <p>West: Plot No 16</p> <p>North: Way Plot No 21</p> <p>South:</p> | <p>(In Words: Rupees One Crore Only)</p> <p>EMD Rs. 10,00,000/-</p> <p>(In Words Rupees Ten Lakh Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p> | <p>EMD Submission Last Date - 26 Sep 2024</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Ahmedabad Branch Office: - Office no 601 - 602, 6th Floor , SPG Empressa, Opp. LG Showroom, B/s-Passport Seva Kendra, Nr.Mithakhali Six Roads,Ahmedabad-380009</p> <p>Inspection Date - 20 and 21 Sep 2024</p> |
| <p>Account No – 1541060000006061</p> <p>M/s.AKSHAR SERVICES (Borrower)</p> <p>Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower)</p> <p>Mrs.Trupti Zala (Co Borrower)</p> | <p>Date - 28/11/2023</p> <p>Amount as per Demand Notice U/s 13(2) – Rs. 2,30,21,248.21/-</p> <p>Date of Physical Possession – 01 Sep 2024</p> <p>Amount as on date – Rs. 2,50,23,055.58/- (12/08/2024)</p> | <p>Shop No 16, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat</p> <p>Bounded as under</p> <p>East: Unit No 15 West: Unit No 17 North: Open Space South: Shade Area</p> <p>Shop No 20, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat</p> <p>Bounded as under</p> <p>East: Open Space West: V.K Complex North: Unit No 21 South: Unit No 27</p> | <p>Reserve Price Rs. 26,00,000.00/-</p> <p>(In Words Rupees Twenty Six Lakh Only)</p> <p>EMD Rs. 2,60,000.00/-</p> <p>(In Words Two Lakh Sixty Thousand Only)</p> <p>Bid Increment Amount Rs. 10,000/-</p> <p>Reserve Price Rs. 31,00,000.00/-</p> <p>(In Words Thirty One Lakh Only)</p> <p>EMD Rs. 3,10,000.00/-</p> <p>(In Words Three Lakh Ten Thousand Only)</p> <p>Bid Increment Amount Rs. 10,000/-</p> | <p>Auction Date and Time - 27 Sep 2024 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 26 Sep 2024</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Ahmedabad Branch Office: - Office no 601 - 602, 6th Floor , SPG Empressa, Opp. LG Showroom, B/s-Passport Seva Kendra, Nr.Mithakhali Six Roads,Ahmedabad-380009</p> <p>Inspection Date - 20 and 21 Sep 2024</p> |

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| |  | <p>Shop No 23, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat</p> <p>Bounded as under</p> <p>East: Shop no 24 West: Shop No 22 North: Common Space South: Margin & Other Shade</p> | <p>Reserve Price Rs. 33,00,000.00/-</p> <p>(In Words Thirty Three Lakh Only)</p> <p>EMD Rs. 3,30,000.00/-</p> <p>(In Words Three Lakh Thirty Thousand Only)</p> <p>Bid Increment Amount Rs. 10,000/-</p> | |
| | | <p>Shop No 24, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat</p> <p>Bounded as under</p> <p>East: Open Space West: V.K Complex North: Unit No 25 South: Unit No 23</p> | <p>Reserve Price Rs. 35,00,000.00/-</p> <p>(In Words Rupees Thirty Five Lakh Only)</p> <p>EMD Rs. 3,50,000.00/-</p> <p>(In Words Three Lakh Fifty Thousand Only)</p> <p>Bid Increment Amount Rs. 10,000/-</p> | |
| | | <p>Shop No 25, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat</p> <p>Bounded as under</p> <p>East: Open Space West: V.K Complex North: Unit No 26 South: Unit No 24</p> | <p>Reserve Price Rs. 49,00,000.00/-</p> <p>(In Words Rupees Forty Nine Lakh Only)</p> <p>EMD Rs.4,90,000.00/-</p> | |

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| | | | <p>(In Words Four Lakh Ninety Thousand Only)</p> <p>Bid Increment Amount Rs. 10,000/-</p> | |
| | | <p>Shop No 26, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat</p> <p>Bounded as under</p> <p>East: Open Space West: V.K Complex North: Unit No 27 South: Unit No 25</p> | <p>Reserve Price Rs. 26,00,000.00/-</p> <p>(In Words Twenty Six Lakh Only)</p> <p>EMD Rs. 2,60,000.00/-</p> <p>(In Words Two Lakh Sixty Thousand Only)</p> <p>Bid Increment Amount Rs. 10,000/-</p> | |
| <p>Account No – 1540050000000205</p> <p>POSHIYA BHAVESHBHAI JAMANBHAI (Borrower/Mortgagor) & POSHIYA BHAVISHABEN BHAVESHBHAI (Co Borrower/Mortgagor)</p> | <p>Date - 13-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.33,25,913.00/-</p> <p>Date of Physical Possession– 19-Jun-2023</p> <p>Amount as on date – Rs. 44,87,133.78/- (10-Sep-2024)</p> | <p>REVENUE SURVEY NO 200 + 213, BLOCK NO – 241 (R. BLOCK NO – 240 + 244), PLOT NO – 111, SCHEME KNOW AS “ DHARMANANDAN RESIDENCY” NEAR BY SUBHNANDINI RESIDENCY- 2, AT MOUJE DEROD, TA – KAMREJ, DIST – SURAT, GUJARAT 394180, Four Boundaries as per Sale Deed No</p> <p>East: SOCIETY ROAD</p> <p>West: PLOT NO 136</p> <p>North: PLOT NO 112</p> <p>South: PLOT NO A/111</p> | <p>RESERVE PRICE Rs. 9,00,000.00/-</p> <p>(In Words Nine Lakh Only)</p> <p>EMD Rs. 90,000.00/-</p> <p>(In Words Ninety Thousand Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p> | <p>Auction Date and Time - 27-Sep-2024 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 26-Sep-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Utkarsh Small Finance Bank Ltd., Varachha, Surat Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 20-21-Sep-2024</p> |
| <p>Account No – 1540050000000032</p> | <p>Date - 02-Sep-2023</p> | <p>ALL THAT PIECE & PARCEL of Property Known as Plot No 39, (B Type-As per Plan), Golden Amber Land, Block /Survey No 53, Khata No 382(After promulgation New</p> | <p>RESERVE PRICE Rs. 10,50,000.00/-</p> | <p>Auction Date and Time - 27-Sep-2024 & 11.00AM to 1.00 PM</p> |

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| <p>GOSAI JIGNESHBHARATI S (Borrower/Mortgagor),</p> <p>GOSAI PRIYANKA JIGNESHBHARATHI (Co Borrower)</p> | <p>Amount as per Demand Notice U/s 13(2) –</p> <p>Rs.37,20,307.51/-</p> <p>Date of Physical Possession – 02-Jun-2024</p> <p>Amount as on date – Rs. 42,88,300.20/-</p> <p>(10-Sep-2024)</p> | <p>Block No 866) Mangrol Village, Sub Dist-Jalalpore, Dist-Navsari</p> <p>Boundaries bounded by-</p> <p>East: Plot No 38 West: Adj: Plot No 40</p> <p>North: Adj: Soc Internal Road</p> <p>South: Boundary Block</p> | <p>(In Words Ten Lakh Fifty Thousand Only)</p> <p>EMD Rs. 1,05,000.00/-</p> <p>(In Words One Lakh Five Thousand Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p> | <p>EMD Submission Last Date - 26-Sep-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Utkarsh Small Finance Bank Ltd., Varachha, Surat Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 20-21-Sep-2024</p> |
| <p>Account No – 1540050000000110</p> <p>DHAVAL KANTIBHAI CHAUHAN (Borrower/Mortgagor) & CHAUHAN VIBUTIBEN DHAVALBHAI(Co Borrower/Mortgagor)</p> | <p>Date - 15-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) –</p> <p>Rs.25,25,715.00/-</p> <p>Date of Physical Possession – 20-Jun-2023</p> <p>Amount as on date – Rs. 34,64,544.60/-</p> <p>(10-Sep-2024)</p> | <p>PLOT NO 208, PINAL RESIDENCY, NR MUNI SCHOOL, SURVEY NO 73, BLOCK NO 63/A, (AFTER RE-SURVEY NEW BLOCK NO 80), MOJE – GHALUDI, TAL- KAMREJ, DIST - SURAT, Four Boundaries as per Sale Deed No</p> <p>East: PLOT NO 207</p> <p>West: PLOT NO 209</p> <p>North: SOCIETY ROAD</p> <p>South: PLOT NO 225</p> | <p>RESERVE PRICE Rs. 6,50,000.00/-</p> <p>(In Words Rupees Six Lakh Fifty Thousand Only)</p> <p>EMD Rs. 65,000.00/-</p> <p>(In Words Sixty Five Thousand Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p> | <p>Auction Date and Time - 27-Sep-2024 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 26-Sep-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Utkarsh Small Finance Bank Ltd., Varachha, Surat Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 20-21-Sep-2024</p> |
| <p>LAN-1540050000000065</p> <p>KATHROTIYA PARESHBHAI B(Borrower/Mortgagor), KAPROTIYA KAJAL P (Co Borrower/Mortgagor)</p> | <p>Date - 18-03-2024</p> <p>Amount as per Demand Notice U/s 13(2) –</p> <p>Rs. 27,24,695.58/-</p> | <p>ALL THAT PIECE & PARCEL of Immovable Property Bearing Plot No 307 admeasuring 73.71 Sq Mts along with 53.19 Sq Mts undivided share in the land of Road & C.O.P, totally 126.90 Sq Mts & Plot No 308 admeasuring 41.94 Sq Mts Along with 30.26 Sq Mts undivided share in the Land of the Roads & C.O.P, Totally 72.20 Sq Mts the said Both Plots are then Consolidated and it was given New Plot No 308 ademasuring 115.65 Sq Mts (As per Site</p> | <p>RESERVE PRICE Rs. 11,20,000.00/-</p> <p>(In Words Eleven Lakh Twenty Thousand Only)</p> <p>EMD Rs. 1,12,000.00/-</p> | <p>Auction Date and Time - 27-Sep-2024 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 26-Sep-24</p> |

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| | <p>Date of SYMBOLIC POSSESSION – 28-Jun-2024</p> <p>Amount as on date – Rs. 29,07,979.83/- (10-Sep-2024)</p> | <p>Admeasuring 58.03 Sq Mts) Along with 83.45 sq Mts , & Built up area 112 Sq Mts along with undivided share in the Land of the Road & C.O.P, totally 199.10 Sq Mts in “RAM VATIKA PART-3” situated at Revenue Survey No 213,214,217,271, Block No 198 admeasuring 25982 Sq Mts of Moje Village Velanja, Ta-Kamrej, Dist-Surat</p> <p>Boundaries bounded by-</p> <p>East: Soc Road West: Plot No 314-313</p> <p>North: Soc Wall South: Plot No 309</p> | <p>(In Words One Lakh Twelve Thousand Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p> | <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Utkarsh Small Finance Bank Ltd., Varachha, Surat Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 20-21-Sep-2024</p> |
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All Interested participants / bidders are requested to visit the website <https://www.bankeauctions.com> & <https://www.utkarsh.bank> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact Authorized Officer Mr.Solanki Ahmed Mob. **88495 89099** and e-mail of solanki.ahmed@utkarsh.bank.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 TO BORROWER / MORTGAGORS

The terms and conditions of e-auction sale:-

1. The E-Auction sale of Secured Asset is on “as is where is” , “as is what is” , “whatever there is” and “no recourse” basis for and on behalf of the Secured Creditor viz. USFB and there is no known encumbrance which exists on the said property.
2. For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT in the name of Authorized Officer Utkarsh Small Finance Bank Limited, Current account No. **137520000000003** UTKARSH SMALL FINANCE BANK LIMITED, BRANCH Godwalia, Varanasi IFSC Code: **UTKS0001375**. Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no of the RTGS/NEFT with a copy of cancelled cheque on the following solanki.ahmed@utkarsh.bank & mayur.battise@utkarsh.bank
3. All Interested participants / bidders are requested to visit the Web Portal of M/S. C1 India Pvt. Ltd., <https://www.bankeauctions.com> & <https://www.utkarsh.bank> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact **Mr. Solanki Ahmed, Mob 8849589099 & Mr. Mayur S Battise Mob. 7016155165 & Bhavesh Patel- 9723451812.**
4. Bid document containing general terms and conditions of sale can also be obtained from <https://www.bankeauctions.com>.

5. The Secured Asset shall be kept open for inspection as per the scheduled date and Time the bidders may satisfy themselves about the nature and condition of the said secured assets. Statutory/Government dues if any like property taxes, sales tax, excise dues and other dues such as electricity dues, maintenance charges, etc. if any should be ascertained by the bidders in their diligence.
6. The secured assets shall be sold by the undersigned by way of Electronic Public Auction as per the scheduled date in the premises of Utkarsh Small Finance Bank Ltd. In Respective **Branch/Office-**, through e-Auction Agency M/S. C1 India Pvt. Ltd. at their website/portal i.e. <https://www.bankeauctions.com> and as per time given as per scheduled time with auto extension clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if bid is made before close of e-Auction.
7. The EMD will not carry any interest.
8. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorized Officer of USFB (AO) and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc;
9. For details, help, procedure and online training on e-auction, prospective bidders may contact M/s. C1 India Pvt. Ltd. at their website/portal i.e. <https://www.bankeauctions.com>.; Contact number : 7291981124/25/26/29 email id : support@bankauctions.com
10. The bidder will be required to submit the bid either at or above the reserve price in the prescribed manner as mentioned in Annexure II along with the EMD amount. In case the bidder fails to submit the bid online, then the bid amount submitted in annexure II shall be treated as final bid from the respective bidder.
11. The successful Bidder will be required to deposit 25% of the sale price (including the EMD already deposited) on the same day or not later than next working day of the acceptance of Bid. The balance amount of the sale price is to be paid within 15 days of the confirmation of the sale. In case of failure to deposit the balance amount within the prescribed period, the amount of EMD and/or deposited amount shall stand forfeited and no claim shall be entertained against USFB in respect thereof.
12. The secured asset mentioned above is presently in the **Physical/Symbolic** possession of the Authorized Officer of USFB (AO). On conclusion of the e-auction sale and on receipt of the entire sale consideration, the possession of the Secured Assets shall be arranged to be handed over to the successful bidder by the AO of USFB.
13. In case if auction date is a holiday of <https://www.bankeauctions.com> through which the auction is being conducted, in such case the auction will be reschedule to next working day of <https://www.bankeauctions.com> .

14. AO reserves the absolute right and discretion to accept or reject any or all Bids or adjourn/postpone/cancel the auction sale/modify any terms and conditions of the sale without prior notice and/or without assigning any reasons in respect thereof. The decision of the AO in this regard shall be final and binding.
15. The Secured Asset mentioned in the Bid Document is based on the mortgages created by the Borrower/Co-Borrowers in favor of Secured Creditor. Interested parties are requested to verify details of the Secured Asset themselves.
16. The Secured Assets are being sold free from charges and encumbrances of Secured Creditor only.
17. The successful bidder would be required to bear all the necessary expenses like stamp duty, registration, incidental costs, expenses including sales tax and any other taxes or costs relating to sale and transfer of Secured Assets.
18. The USFB or the AO of USFB will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the Secured Assets.
19. There are no known statutory liabilities relating to the Secured Assets. If any such statutory liabilities are discovered at a subsequent stage, the same shall be solely dealt with by the Successful Bidder at his/its own costs and expenses.
20. The sale of the Secured Asset is subject to the terms and conditions prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and the conditions mentioned hereinabove. Hence, the bidders are advised to carefully go through the said terms and conditions before submitting their bids.
21. The Borrower and the Guarantor/Mortgagor's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, 2002, in respect of time available, to redeem the secured assets.
22. In case there is a discrepancy, between the publications of sale notice in English and Vernacular Newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity.

Date:- 11/09/2024

Thanking you,

Place:- GUJARAT

Authorised Officer Utkarsh Small Finance Bank Limited.

