

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> com & <https://www.utkarsh.bank>

Account No. and Name of borrower/ co-borrower/ Mortgagors/ Guarantor	Date & Amount as per Demand Notice U/s 13(2) & Date of Physical Possession and amount as on (Date)	Descriptions of the property/Properties	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Place of Submission of Bids and Documents, Inspection Date
<p>Account No – 1540050000000135</p> <p>SHIROYA MITULBHAI PARSOTTAMBHAI(Borrower/Mortgagor) & SHIROYA BHUMIKABEN MITULBHAI(Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.42,00,340.00/-</p> <p>Date of PHYSICAL POSSESSION – 14-Sep-2023</p> <p>Amount as on date – Rs. 53,82,127.82/- (12-Jun-2024)</p>	<p>PLOT NO 32 ,PALM VILLA, REVENUE SURVEY NO 474, 475, BLOCK NO 141 (JOIN BLOCK NO 141 AND 142/A), MULAD VILLAGE, SUB DIST OLPAD, DIST - SURAT</p>	<p>RESERVE PRICE</p> <p>Rs. 20,60,000.00/-</p> <p>(In Words: Twenty Lakh Sixty Thousand Only)</p> <p>EMD Rs. 2,06,000.00/</p> <p>(In Words: Two Lakh Six Thousand Only)-</p> <p>BID INCREMENT AMOUNT</p> <p>Rs. 10,000/-</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat</p> <p>Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</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. 43,27,940.10/- (12-Jun-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</p> <p>Rs.10,50,000.00/-</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</p> <p>Rs. 10,000/-</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 1540050000000223</p> <p>MEHULBHAI R MALAVIYA (Borrower/Mortgagor) & VIMALABEN RAMESHBHAI MALAVIYA (Co Borrower/Mortgagor) & CHIRAGKUMAR R MALVIYA (Guarantor)</p>	<p>Date - 13-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.33,23,600.00/-</p> <p>Date of PHYSICAL POSSESSION – 19-Jun-2023</p> <p>Amount as on date – Rs. 43,36,446.79/- (12-Jun-2024)</p>	<p>REVENUE SURVEY NO 200 + 213, BLOCK NO – 241 (R. BLOCK NO – 240 + 244), PLOT NO – 111A, 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 137</p> <p>North: PLOT NO 111</p> <p>South: BY SOCIETY LIMIT</p>	<p>RESERVE PRICE</p> <p>Rs. 10,50,000.00/-</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</p> <p>Rs. 10,000/-</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 1540050000000190</p> <p>DODIYA HARESH K (Borrower/Mortgagor) & DODIYA HETALBEN HARESHBHAI (Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.33,13,618.00/-</p>	<p>SURVEY/OLD BLOCK NO – 117 (NEW SURVEY NO- 52), SCHEME KNOWN AS “SIDDHI VINAYAK RESIDENCY”, PLOT NO – 15B, AT MOUJE – UTIYADARA, TA – ANKLESWAR. DIST- BHARUCH, GUJARAT 394120</p>	<p>RESERVE PRICE Rs. 8,40,000.00/-</p> <p>(In Words: Eight Lakh Forty Thousand Only)</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p>

	<p>Date of PHYSICAL POSSESSION – 17-Sep-2023</p> <p>Amount as on date – Rs. 43,24,342.34/-(12-Jun-2024)</p>		<p>EMD Rs. 84,000.00/-</p> <p>(In Words: Eighty Four 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</p> <p>Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 1540050000000179</p> <p>JADAFIYA LALJIBHAI MANJIBHAI (Borrower/Mortgagor) & JADFIA ASMITABEN (Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.32,79,144.00/-</p> <p>Date of PHYSICAL POSSESSION – 17-Sep-2023</p> <p>Amount as on date – Rs. 42,53,914.17/-(12-Jun-2024)</p>	<p>SURVEY/OLD BLOCK NO – 117, SCHEME KNOWN AS “SIDDHI VINAYAK RESIDENCY”, PLOT NO – A/9, AT MOUJE – UTIYADARA, TA – ANKLESWAR. DIST- BHARUCH, GUJARAT 394120 ,</p> <p>Bounded as under:- East: PLOT NO B-8, West: PLOT NO B-9 North: SOCIETY ROAD, South: PLOT NO 2</p>	<p>RESERVE PRICE Rs. 8,00,000.00/-</p> <p>(In Words: Eight Lakh Only)</p> <p>EMD Rs. 80,000.00/-</p> <p>(In Words: Eighty Thousand Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat</p> <p>Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 1540050000000046</p> <p>NILESHKUMAR SAVJIBHAI BORDA (Borrower/Mortgagor) & BORDA GEETABEN SAVAJIBHAI (Co Borrower/Mortgagor)</p>	<p>Date - 15-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.24,63,054.00/-</p> <p>Date of PHYSICAL POSSESSION – 20-Jun-2023</p> <p>Amount as on date – Rs. 32,54,669.82/-(12-Jun-2024)</p>	<p>PLOT NO 102, 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 99 West: PLOT NO 101 North: PLOT NO 118 South: SOCIETY INTERNAL ROAD</p>	<p>RESERVE PRICE Rs. 6,50,000.00/-</p> <p>(In Words: 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 - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat</p>

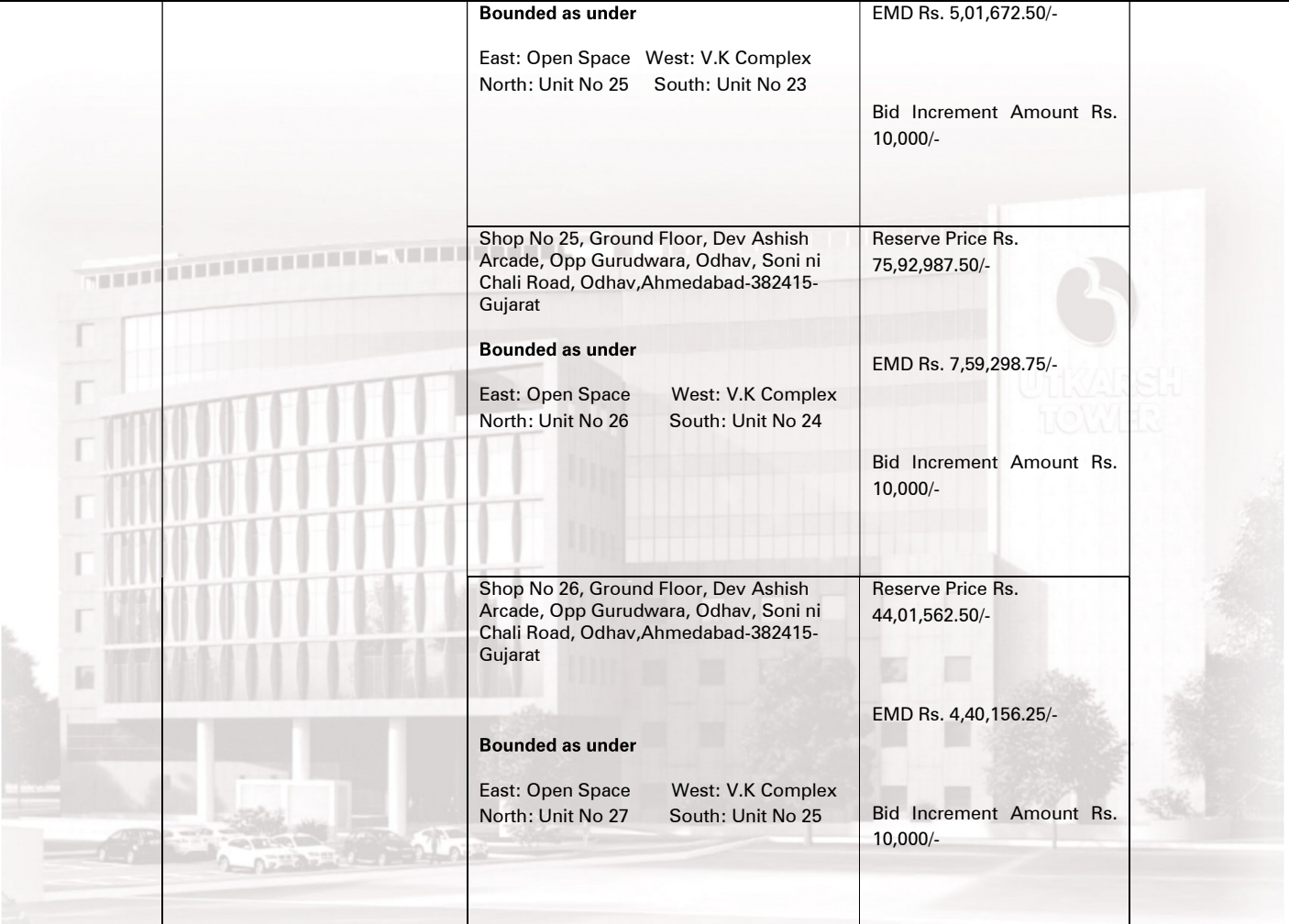
				Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat Inspection Date - 23-24-July-2024
Account No – 1540050000000233 HARDIK HARSUKHLAL VADHER (Borrower/Mortgagor) & NANCY HARDIKBHAI WADHER (Co Borrower/Mortgagor)	Date - 17-Sep-2022 Amount as per Demand Notice U/s 13(2) – Rs.29,19,230.00/- Date of PHYSICAL POSSESSION – 22-Jun-2023 Amount as on date – Rs. 37,99,151.74/-(12-Jun-2024)	REVENUE SURVEY 110/2, BLOCK NO – 213, SCHEME KNOWN AS SURYA KIRAN ROW-HOUSE, PLOT NO 10, AT MOJE, TA-BARDOLI, DIST- SURAT, GUJARAT 394345 Four Boundaries as per Sale Deed No East: PLOT NO 11 West: PLOT NO 9 North: PLOT NO 33 South: SOCIETY INTERNAL ROAD	RESERVE PRICE Rs. 7,00,000.00/- (In Words: Seven Lakh Only) EMD Rs. 70,000.00/- (In Words: Seventy Thousand Only) BID INCREMENT AMOUNT Rs. 10,000/-	Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM EMD Submission Last Date - 29-Jul-24 Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat Inspection Date - 23-24-July-2024
Account No – 1540050000000147 VALABHAI JINABHAI BOLIYA(Borrower/Mortgagor) & BOLIYA BHOLABHAI JINABHAI(Co Borrower/Mortgagor)	Date - 15-Feb-2023 Amount as per Demand Notice U/s 13(2) – Rs.29,58,613.00/- Date of PHYSICAL POSSESSION – 16-Sep-2023 Amount as on date – Rs. 35,61,269.93/-(12-Jun-2024)	All that part and parcel of the property consisting at Plot no 47, Block no 213, Survey No: 110/2, Scheme know as Surya Kiran Row – House, Moje Village – Mota, Sub District – Bardoli, and District Surat , 394345,Bounded: On the North – Property of plot no 80 On the South - Society Internal Road On the East - Society Internal Road On the west - Property of plot no 46	RESERVE PRICE Rs. 7,50,000.00/- (In Words: Seven Lakh Fifty Thousand Only) EMD Rs. 75,000.00/- (In Words: Seventy Five Thousand Only) BID INCREMENT AMOUNT Rs. 10,000/-	Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM EMD Submission Last Date - 29-Jul-24 Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat Inspection Date - 23-24-July-2024

<p>Account No – 1540050000000157</p> <p>NIRAV KANUBHAI CHUDASMA(Borrower/Mortgagor) & CHUDASAMA KANUBHAI BHAIKHABHAI(Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.24,94,845.00/-</p> <p>Date of PHYSICAL POSSESSION – 05-Oct-2023</p> <p>Amount as on date – Rs. 32,58,975.88/-(12-Jun-2024)</p>	<p>REVENUE SURVEY NO 87, BLOCK NO- 50, SCHEME KNOW AS “ROYAL PARK”, PLOT NO- 89, AT MOUJE –KATHODARA, TA-OLPAD, DIST – SURAT, GUJARAT 394326</p> <p>Four Boundaries as per Sale Deed No</p> <p>East: PLOT NO 76</p> <p>West: SOCIETY ROAD</p> <p>North: PLOT NO 88</p> <p>South: PLOT NO 90</p>	<p>RESERVE PRICE Rs. 6,50,000.00/-</p> <p>(In Words: 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 - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 1540050000000134</p> <p>RAJESHBHAI SABHADIYA (Borrower/Mortgagor) & JOGANI SIDHIBEN VINUBHAI (Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.27,85,503.00/-</p> <p>Date of PHYSICAL POSSESSION – 05-Nov-2023</p> <p>Amount as on date – Rs. 36,29,276.62/-(12-Jun-2024)</p>	<p>SURVEY/OLD BLOCK NO – 117, SCHEME KNOWN AS “SIDDHI VINAYAK RESIDENCY”, PLOT NO A-16, AT MOUJE – UTIYADARA, TA – ANKLESWAR. DIST- BHARUCH, GUJARAT 394120 ,</p> <p>Bounded as under:-</p> <p>East: SOCIETY ROAD,</p> <p>West: PLOT NO B-10</p> <p>North: PLOT NO B-16,</p> <p>South: PLOT NO B-15</p>	<p>RESERVE PRICE Rs. 7,70,000.00/-</p> <p>(In Words: Seven Lakh Seventy Thousand Only)</p> <p>EMD Rs. 77,000.00/-</p> <p>(In Words: Seventy Seven Thousand Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 1540050000000182</p> <p>KULDEEP SINGH (Borrower/Mortgagor) & ARTI DEVI (Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.32,73,126.00/-</p>	<p>SURVEY/OLD BLOCK NO – 117 (NEW SURVEY NO- 52), SCHEME KNOWN AS “SIDDHI VINAYAK RESIDENCY”, PLOT NO – 10/B, AT MOUJE – UTIYADARA, TA – ANKLESWAR. DIST- BHARUCH, GUJARAT 394120</p>	<p>RESERVE PRICE Rs. 8,00,000.00/-</p> <p>(In Words: Eight Lakh Only)</p> <p>EMD Rs. 80,000.00/-</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p>

	<p>Date of PHYSICAL POSSESSION – 08-Oct-2023</p> <p>Amount as on date – Rs. 42,39,654.89/- (12-Jun-2024)</p>		<p>(In Words: Eighty 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</p> <p>Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 1541050000000031</p> <p>GAUVANDAR KAMAL JAIKANTH (Borrower/Mortgagor),</p> <p>DHANAMMAL JAIKANTH GAUNDAR (Co Borrower/Mortgagor),</p> <p>GAUNDAR DIPAK(Guarantor)</p>	<p>Date - 22-Aug-2022</p> <p>Amount as per Demand Notice U/s 13(2) – Rs.15,68,277.00/-</p> <p>Date of PHYSICAL POSSESSION – 31-Oct-2023</p> <p>Amount as on date – Rs. 21,29,242.44/- (12-Jun-2024)</p>	<p>FLAT NO. 406, 4TH FLOOR, SURVEY NO. 1780, SCHEME KNOW AS TULSI AVENUE, NEAR SHRINATHAJI RESTAURANT, PULAN CHOKDI, DHOLKA – KHEDA HIGHWAY, MOUJE- DHOLKA, TA DHOLKA, DIST AHMEDABAD – 382225,</p> <p>Bounded as under:-</p> <p>East: FLAT NO. 405,</p> <p>West: 7 FLAT NO. 405</p> <p>North: KHEDA ROAD,</p> <p>South: PASSAGE</p>	<p>RESERVE PRICE Rs. 7,50,000.00/-</p> <p>(In Words: Seven Lakh Fifty Thousand Only)</p> <p>EMD Rs. 75,000.00/-</p> <p>(In Words: Seventy Five Thousand Only)</p> <p>BID INCREMENT AMOUNT Rs. 10,000/-</p>	<p>Auction Date and Time - 30-Jul-2024& 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-2024</p> <p>Place of Submission of Bids and Documents -</p> <p>Branch Office: - 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 - 23-24-Jul-2024</p>
<p>Account No – 15400500000006001 & 15400500000000224</p> <p>ANILBHAI RAJABHAI SURANI (Borrower/Mortgagor) & REKHABEN ANILBHAI SURANI (Co Borrower/Mortgagor)</p>	<p>Date - 27-09-2022 & 08-10-2022</p>	<p>RVENUE SURVEY NO – 166, 167, 178, 179, BLOCK NO- 201, SCHEME KNOWN AS “NANDINI RESIDENCY VIBHAG-3”, PLOT NO- 586, NEAR KAMDHENU RESIDENCY AT MOJE – VELANJA, TA- KAMREJ, DISTRICT – SURAT- 394180 Bounded as under : East: SOCIETY INTERNAL</p>	<p>RESERVE PRICE Rs.8,00,000/-</p> <p>EMD Rs. 80,000/-</p>	<p>Auction Date and Time - 30-Jul-2024& 11.00AM to 1.00 PM</p>

	<p>Amount as per Demand Notice U/s 13(2) - Rs 6,16,171 & 9,37,243.88</p> <p>Date of Physical Possession – 21-Dec-23</p> <p>Outstanding Amount as on date – Rs. 20,69,847.05/- (10/07/2024)</p>	<p>ROAD,West: PLOT NO 579,North: PLOT NO 585,South: PLOT NO 587</p>	<p>BID INCREMENT AMOUNT Rs 10,000</p>	<p>EMD Submission Last Date - 29-Jul-2024</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-Jul-2024</p>
<p>Account No – 1540050000000069</p> <p>Nishan Rameshkumar Khunt (Borrower/Mortgagor) & Prabhaben Rameshbhai Khunt (Co Borrower/Mortgagor)</p>	<p>Date - 02-Jun-2022</p> <p>Amount As Per Demand Notice U/S 13(2) – Rs.14,54,496/-</p> <p>Date of Physical Possession – 04-Feb-2023</p> <p>Outstanding Amount as On Date – Rs. 20,12,408.39/- (10/07/2024)</p>	<p>Block No 142, Flat No D-406, 4th Floor, Building D , City Palace Residency, Village Baben, Tal. Bardoli, Dist. Surat – 394601, Gujarat, Four Boundaries As Per Sale Deed No</p> <p>East: Open Space</p> <p>West: Passage & Flat No 405</p> <p>North: Open Space</p> <p>South: Flat No 407</p>	<p>Reserve Price Rs.6,00,000/-</p> <p>EMD Rs. 60,000/-</p> <p>Bid Increment Amount Rs 10,000</p>	<p>Auction Date and Time - 30-Jul-24 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date - 29-Jul-24</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - Upper Floor, JR Plaza, Bs. Cng Pump, Chikuwadi, Nana Varachha, Surat, 395006, Gujarat</p> <p>Inspection Date - 23-24-July-2024</p>
<p>Account No – 15410600000006061</p>	<p>Date - 28/11/2023</p>	<p>Shop No 16, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni</p>	<p>Reserve Price Rs. 37,71,825/-</p>	

M/s.AKSHAR SERVICES (Borrower) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) Mrs.Trupti Zala (Co Borrower)	Amount as per Demand Notice U/s 13(2) – Rs. 2,30,21,248.21/- Date of Symbolic Possession – 06 Feb 2024 Amount as on date – Rs. 2,47,44,765.13/- (09/07/2024)	Chali Road, Odhav,Ahmedabad-382415-Gujarat Bounded as under East: Unit No 15 West: Unit No 17 North: Open Space South: Shade Area	EMD Rs. 3,77,182.50/- Bid Increment Amount Rs. 10,000/-	Auction Date and Time - 30-Jul-2024 11.00AM to 1.00 PM EMD Submission Last Date - 29-Jul-2024 Place of Submission of Bids and Documents - Branch Office: - 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 - 23-24-Jul-2024
		Shop No 20, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat Bounded as under East: Open Space West: V.K Complex North: Unit No 21 South: Unit No 27	Reserve Price Rs. 44,63,550/- EMD Rs. 4,46,355/- Bid Increment Amount Rs. 10,000/-	
		Shop No 23, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat Bounded as under East: Shop no 24 West: Shop No 22 North: Common Space South: Margin & Other Shade	Reserve Price Rs. 48,73,662.50/- EMD Rs. 4,87,366.25/- Bid Increment Amount Rs. 10,000/-	
		Shop No 24, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat	Reserve Price Rs. 50,16,725/-	

	<p>Bounded as under</p> <p>East: Open Space West: V.K Complex North: Unit No 25 South: Unit No 23</p>	<p>EMD Rs. 5,01,672.50/-</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. 75,92,987.50/-</p> <p>EMD Rs. 7,59,298.75/-</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. 44,01,562.50/-</p> <p>EMD Rs. 4,40,156.25/-</p> <p>Bid Increment Amount Rs. 10,000/-</p>

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.Mayur S Battise Mob. **9029720087** and e-mail of mayur.battise@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. **1375200000000003** 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 mayur.battise@utkarsh.bank & solanki.ahmed@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.Mayur S Battise Mob. **7016155165** & Mr. Solanki Ahmed, **Contact Number 8849589099**
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. Sanpada **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** 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:- 13/07/2024

Place:- SURAT

Thanking you,

Authorised Officer Utkarsh Small Finance Bank Limited.

