

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>

Account No. and Name of borrower/ co-borrower/ Mortgagors/ Guarantor	Date & Amount as per Demand Notice U/s 13(2) & Date of Symbolic/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
Account No – 1540050000000200 PARASMAL HIRA LAL(Borrower/Mortgagor) & NOSI D/O PARASBHAI(Co Borrower/Mortgagor)	Date - 27-Sep-22 Amount as per Demand Notice U/s 13(2) - Rs 2303337.36/- Date of Symbolic Possession – 11-Jan-23 Amount as on date – Rs.2575481.20/- (20-Jul-23)	PLOT NO 183, PINAL RESIDENCY, NR MUNI SCHOOL, REVENUE SURVEY NO 75, BLOCK NO 63/A, (AFTER RESURVEY NEW BLOCK NO 80), MOJE – GHALUDI, TAL – KAMREJ, DIST- SURAT 394150 Four Boundaries as per Sale Deed No East: PLOT NO 184 West: PLOT NO 182 North: PLOT NO 172 South: SOCIETY ROAD	RESERVE PRICE Rs.963000/- (In Words: Rupees Nine Lakh Sixty Three Thousand Only) EMD Rs.96300/- (In Words: Rupees Ninety Six Thousand Three Hundred Only) BID INCREMENT AMOUNT Rs 10,000	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023

<p>Account No – 1540050000000076</p> <p>KARKAR PRATIK NAGJIBHAI(Borrower/Mortgagor) & NAGJIBHAI PRAGJIBHAI KARKAR(Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-22</p> <p>Amount as per Demand Notice U/s 13(2) - Rs 2567687.30/-</p> <p>Date of Symbolic Possession – 10-Jan-23</p> <p>Amount as on date – Rs.2915967.28/- (20-Jul-23)</p>	<p>PLOT NO 254, SURVEY NO 210, 195/1+2PAIKY, 207/2, 193, 194, 214/2, 195/1-2PAIKY & 196+200, BLOCK NO 289 & 291, SCHEME KNOW AS "PARTISHTHA PARK", VIBHAG-2, OPP SWAGAT ROW HOUSE, NR VADOLI – MANDVI HIGHWAY, MOUJE – MULAD-394110, TAL- OLPAD, DIST- SURAT</p>	<p>RESERVE PRICE</p> <p>Rs.1138600/-</p> <p>(In Words: Rupees Eleven Lakh Thirty Eight Thousand Six Hundred Only)</p> <p>EMD Rs.113860/-</p> <p>(In Words: Rupees One Lakh Thirteen Thousand Eight Hundred Sixty Only)</p> <p>BID INCREMENT AMOUNT Rs 10,000</p>	<p>Auction Date and Time -</p> <p>02-Sep-23 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date –</p> <p>01-Sep-23</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 - 24-25-Aug-2023</p>
<p>Account No – 15400500000000230</p> <p>SANDEEP GABHARUBHAI TOGADIYA(Borrower/Mortgagor) & TOGADIYA VIBHUKA SANDEEP(Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-22</p> <p>Amount as per Demand Notice U/s 13(2) - Rs 2569426/-</p> <p>Date of Symbolic Possession – 9-Jan-23</p> <p>Amount as on date – Rs.2903601.37/- (20-Jul-23)</p>	<p>REVENUE SURVEY- 70/1 & 70/2, OLD BLOCK NO- 66, NEW BLOCK NO – 87 & 88, SCHEME KNOWN AS "SHIV VATIKA VIBHAG-2", PLOT NO – 648, NEAR JUHIKA RESIDENCY AT MOJE – NANSAD, TA- KAMREJ, DISTRICT – SURAT – 394180</p> <p>Four Boundaries as per Sale Deed No</p> <p>East: PLOT NO 663</p> <p>West: SOCIETY INTERNAL ROAD</p> <p>North: PLOT NO 649</p> <p>South: PLOT NO 647</p>	<p>RESERVE PRICE</p> <p>Rs.931347/-</p> <p>(In Words: Rupees Nine Lakh Thirty One Thousand Three Hundred Forty Seven Only)</p> <p>EMD Rs.93135/-</p> <p>(In Words: Rupees Ninety Three Thousand One Hundred Thirty Five Only)</p> <p>BID INCREMENT AMOUNT Rs 10,000</p>	<p>Auction Date and Time -</p> <p>02-Sep-23 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date –</p> <p>01-Sep-23</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 - 24-25-Aug-2023</p>
<p>Account No – 15400500000000157</p>	<p>Date - 27-Sep-22</p>	<p>REVENUE SURVEY NO 87, BLOCK NO- 50, SCHEME KNOW AS "ROYAL PARK", PLOT NO- 89, AT MOUJE –</p>	<p>RESERVE PRICE</p>	<p>Auction Date and Time -</p>

NIRAV KANUBHAI CHUDASMA(Borrower/Mortgagor) & CHUDASAMA KANUBHAI BHAIKHABHAI(Co Borrower/Mortgagor)	Amount as per Demand Notice U/s 13(2) - Rs 2494845/- Date of Symbolic Possession – 10-Jan-23 Amount as on date – Rs.2832686.38/- (20-Jul- 23)	KATHODARA, TA-OLPAD, DIST – SURAT, GUJARAT 394326 Four Boundaries as per Sale Deed No East: PLOT NO 76 West: SOCIETY ROAD North: PLOT NO 88 South: PLOT NO 90	Rs.798820/- (In Words: Rupees Seven Lakh Ninety Eight Thousand Eight Hundred Twenty Only) EMD Rs.79882/- (In Words: Rupees Seventy Nine Thousand Eight Hundred Eighty Two Only) BID INCREMENT AMOUNT Rs 10,000	02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023
Account No – 1540050000000037 SANJAY J SAVALIYA(Borrower/Mortgagor) & SAVALIYA RAMABEN JAYANTIBHAI(Co Borrower/Mortgagor), & SAVALIYA JAYANTIBHAI (Guarantor)	Date - 27-Sep-22 Amount as per Demand Notice U/s 13(2) - Rs 3232675/- Date of Symbolic Possession – 11-Jan-23 Amount as on date – Rs.3694777/- (20-Jul-23)	PLOT NO 6 , REVENUE SURVEY 83/PAIKY+85/PAIKY, BLOCK NO 92, (AS PAR 7/12 BLOCK NO 816), SCHEME KNOWN AS “AMRUT RESIDANCY VIBHAG- 3” AT WELL DEVELOPING RESIDENTIAL AREA OF, MOUJE – ANTROLI – 394150, TAL – KAMREJ, DIST - SURAT Four Boundaries as per Sale Deed No East: SOCIETY ROAD West: PROPERTY OF BLOCK NO 93 North: PROPERTY OF BLOCK NO 7 South: PROPERTY OF BLOCK NO 5	RESERVE PRICE Rs.1461000/- (In Words: Rupees Fourteen Lakh Sixty One Thousand Only) EMD Rs.146100/- (In Words: Rupees One Lakh Forty Six Thousand One Hundred Only) BID INCREMENT AMOUNT Rs 10,000	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023
Account No – 15400500000000227 JARSANIYA UMESH RATILAL(Borrower/Mortgagor) &	Date - 27-Sep-22	REVENUE SURVEY NO 337/2, BLOCK NO 279(279/119), MADHAV RESIDENCY, PLOT NO 119 , MOJE – KARELI, TALUKA – OLPAD, DISTRICT – SURAT 394130	RESERVE PRICE Rs.783658/-	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM

ZARSANIYA JAYABEN RATILAL(Co Borrower/Mortgagor)	Amount as per Demand Notice U/s 13(2) - Rs 2673684.24/- Date of Symbolic Possession – 10-Jan-23 Amount as on date – Rs.3009012.32/- (20-Jul-23)	Four Boundaries as per Sale Deed No East: SOCIETY ROAD West: PLOT NO 104 North: PLOT NO 118 South: PLOT NO 120	(In Words: Rupees Seven Lakh Eighty Three Thousand Six Hundred Fifty Eight Only) EMD Rs.78366/- (In Words: Rupees Seventy Eight Thousand Three Hundred Sixty Six Only) BID INCREMENT AMOUNT Rs 10,000	EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023
Account No – 1540050000000183 TRADA CHANDUBHAI G(Borrower/Mortgagor) & TRADA BHARATKUMAR GANDUBHAI(Co Borrower/Mortgagor)	Date - 27-Sep-22 Amount as per Demand Notice U/s 13(2) - Rs 2533749/- Date of Symbolic Possession – 9-Jan-23 Amount as on date – Rs.2858312.25/- (20-Jul-23)	PLOT NO 34, REVENUE SURVEY NO 390, BLOCK NO 328, SCHEME KNOWN AS "DIVYALOK RESIDENCY", MOJE – KATHOR, TALUKA- KAMREJ, DISTRICT- SURAT, 394150 Four Boundaries as per Sale Deed No East: SOCIETY ROAD West: BLOCK NO 311 LAND North: PLOT NO 35 South: PLOT NO 33	RESERVE PRICE Rs.1242000/- (In Words: Rupees Twelve Lakh Forty Two Thousand Only) EMD Rs.124200/- (In Words: Rupees One Lakh Twenty Four Thousand Two Hundred Only) BID INCREMENT AMOUNT Rs 10,000	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023
Account No – 1540050000000130 PATEL BHAVESHBHAI KURJIBHAI(Borrower/Mortgagor) & RESHAMABEN BHAVESHBHAI PATEL(Co Borrower/Mortgagor)	Date - 27-Sep-22 Amount as per Demand Notice U/s 13(2) - Rs 1560551/-	REVENUE SURVEY – 516, OLD BLOCK NO – 511, (NEW BLOCK NO – 550), SCHEME KNOWN AS "SHREE KAMDHENU RESIDENCY", PLOT NO – 236, AT MOUJE – PIPODARA, TA – MANGROL, DIST- SURAT, GUJARAT 394110	RESERVE PRICE Rs.706000/- (In Words: Rupees Seven Lakh Six Thousand Only)	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date –

	<p>Date of Symbolic Possession – 11-Jan-23</p> <p>Amount as on date – Rs.1780345.26/- (20-Jul-23)</p>	<p>Four Boundaries as per Sale Deed No</p> <p>East: PLOT NO 215</p> <p>West: SOCIETY ROAD</p> <p>North: PLOT NO 235</p> <p>South: PLOT NO 237</p>	<p>EMD Rs.70600/-</p> <p>(In Words: Rupees Seventy Thousand Six Hundred Only)</p> <p>BID INCREMENT AMOUNT Rs 10,000</p>	<p>01-Sep-23</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 - 24-25-Aug-2023</p>
<p>Account No – 1540050000000087</p> <p>HADIYA BHARATBHAI UKABHAI(Borrower/Mortgagor) & ILABEN BHARATBHAI HADIYA(Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-22</p> <p>Amount as per Demand Notice U/s 13(2) - Rs 1777401/-</p> <p>Date of Symbolic Possession – 9-Jan-23</p> <p>Amount as on date – Rs.2027041.69/- (20-Jul-23)</p>	<p>REVENUE SURVEY NO 330, BLOCK NO – 311, PLOT NO – 78,79, 80, 81 & 82, BUILDING KNOWN AS “SHYAM SUNDAR AVENUE”, BUILDING TYPE – “B”, FLAT NO 403, 4TH FLOOR, NEAR BY HP GAS GODOWN, AT MOUJE KAMRAJ – 394180, TA- KAMREJ, DIST- SURAT</p> <p>Four Boundaries as per Sale Deed No</p> <p>East: SOCIETY ROAD</p> <p>West: ROAD</p> <p>North: PLOT NO 83</p> <p>South: LAND</p>	<p>RESERVE PRICE</p> <p>Rs.1016000/-</p> <p>(In Words: Rupees Ten Lakh Sixteen Thousand Only)</p> <p>EMD Rs.101600/-</p> <p>(In Words: Rupees One Lakh One Thousand Six Hundred Only)</p> <p>BID INCREMENT AMOUNT Rs 10,000</p>	<p>Auction Date and Time -</p> <p>02-Sep-23 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date –</p> <p>01-Sep-23</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 - 24-25-Aug-2023</p>
<p>Account No – 15400500000000158</p> <p>DHARMESHBHAI V KAVAD(Borrower/Mortgagor) & SONABEN DHARMESHBHAI KAVAD(Co Borrower/Mortgagor)</p>	<p>Date - 27-Sep-22</p> <p>Amount as per Demand Notice U/s 13(2) - Rs 1535321.21/-</p> <p>Date of Symbolic Possession – 9-Jan-23</p>	<p>REVENUE SURVEY NO 330, BLOCK NO – 311, PLOT NO – 78,79, 80, 81 & 82, BUILDING KNOWN AS “SHYAM SUNDAR AVENUE”, BUILDING TYPE – “B”, FLAT NO 302, 3RD FLOOR, NEAR BY HP GAS GODOWN, AT MOUJE KAMRAJ – 394180, TA- KAMREJ, DIST- SURAT</p>	<p>RESERVE PRICE</p> <p>Rs.787000/-</p> <p>(In Words: Rupees Seven Lakh Eighty Seven Thousand Only)</p>	<p>Auction Date and Time -</p> <p>02-Sep-23 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date –</p> <p>01-Sep-23</p>

	<p>Amount as on date – Rs.1729096.54/- (20-Jul-23)</p>	<p>Four Boundaries as per Sale Deed No</p> <p>East: SOCIETY ROAD</p> <p>West: ROAD</p> <p>North: OTHER LAND</p> <p>South: PLOT NO 83</p>	<p>EMD Rs.78700/-</p> <p>(In Words: Rupees Seventy Eight Thousand Seven Hundred 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 - 24-25-Aug-2023</p>
<p>Account No – 1540050000000120</p> <p>KATHIRIYA NIKHIL TULASIBHAI (Borrower/Mortgagor) & REENABEN NIKHILKUMAR KATHIRIYA (Co Borrower/Mortgagor)</p>	<p>Date - 1-Oct-22</p> <p>Amount as per Demand Notice U/s 13(2) - Rs 2771213/-</p> <p>Date of Symbolic Possession – 10-Jan-23</p> <p>Amount as on date – Rs.3123466.63/- (20-Jul-23)</p>	<p>SURVEY NO 23/1, BLOCK NO 66, SCHEME KNOWN AS SHIV GREEN VALLEY, PLOT NO 49, AT MOUJE-HATHISA, TA – OLPAD, DIST- SURAT, GUJARAT 394540</p> <p>Four Boundaries as per Sale Deed No</p> <p>East: PLOT NO 48</p> <p>West: PLOT NO 50</p> <p>North: SOCIETY ROAD</p> <p>South: PLOT NO 56</p>	<p>RESERVE PRICE</p> <p>Rs.1067810/-</p> <p>(In Words: Rupees Ten Lakh Sixty Seven Thousand Eight Hundred Ten Only)</p> <p>EMD Rs.106781/-</p> <p>(In Words: Rupees One Lakh Six Thousand Seven Hundred Eighty One Only)</p> <p>BID INCREMENT AMOUNT Rs 10,000</p>	<p>Auction Date and Time -</p> <p>02-Sep-23 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date –</p> <p>01-Sep-23</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 - 24-25-Aug-2023</p>
<p>Account No – 1540050000000163</p> <p>JAGDISHBHAI V MUNJANI(Borrower/Mortgagor) & RINABEN JAGDISHBHAI MUNJANI(Co Borrower/Mortgagor)</p>	<p>Date - 16-Nov-22</p> <p>Amount as per Demand Notice U/s 13(2) - Rs 2137571/-</p> <p>Date of Symbolic Possession – 10-Mar-23</p>	<p>REVENUE SURVEY NO 217/P, NEW BLOCK NO-224, (OLD BLOCK NO – 231/B), SCHEME KNOWN AS “VRAJ VATIKA RESIDENCY”, VIBHAG -1, PLOT NO -19, NEAR BY CANAL ROAD AT MOUJE – DUNGRA, TA – KAMREJ,DIST – SURAT, GUJARAT</p> <p>Four Boundaries as per Sale Deed No</p> <p>East: SOCIETY INTERNAL ROAD</p>	<p>RESERVE PRICE</p> <p>Rs.823000/-</p> <p>(In Words: Rupees Eight Lakh Twenty Three Thousand Only)</p> <p>EMD Rs.82300/-</p>	<p>Auction Date and Time -</p> <p>02-Sep-23 & 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date –</p> <p>01-Sep-23</p> <p>Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat</p>

	Amount as on date – Rs.2349026.01/- (20-Jul-23)	West: PLOT NO 6 North: PLOT NO 18 South: PLOT NO 20	(In Words: Rupees Eighty Two Thousand Three Hundred Only) BID INCREMENT AMOUNT Rs 10,000	Branch Office: - UPPER FLOOR, JR PLAZA, BS. CNG PUMP, CHIKUWADI, NANA VARACHHA, SURAT, 395006, GUJARAT Inspection Date - 24-25-Aug-2023
Account No – 1540050000000131 TOLIYA DAMJIBHAI BHALABHAI(Borrower/Mortgagor) & TOLIYA REKHABEN DAMJIBHAI(Co Borrower/Mortgagor)	Date - 17-Dec-22 Amount as per Demand Notice U/s 13(2) - Rs 1606571.48/- Date of Symbolic Possession – 19-Apr-23 Amount as on date – Rs.1744707.24/- (20-Jul-23)	PLOT NO 253, REVENUE SURVEY NO 201, 195/1+2 PAIKY, 207/2, 193, 194, 214/2, 195/1- 2 PAIKY & 196+200, BLOCK NO 289 & 291, SCHEME KNOWN AS “PARTISHTHA PARK”, VIBHAG-2, OPP SWAGAT ROW HOUSE, NR, VADOLI-MANDVI HIGHWAY, MOUJE –MULAD, 394110, TA- OLPAD, DIST – SURAT Four Boundaries as per Sale Deed No East: Plot no 252 West: Plot No 254 North: Plot No 250 South: Internal Road of society	RESERVE PRICE Rs.597000/- (In Words: Rupees Five Lakh Ninety Seven Thousand Only) EMD Rs.59700/- (In Words: Rupees Fifty Nine Thousand Seven Hundred Only) BID INCREMENT AMOUNT Rs 10,000	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023
Account No – 1540050000000235 VIVEKKUMAR RAMESHBHAI KANABAR(Borrower/Mortgagor) & HEENABEN RAMESHCHANDR KANABAR(Co Borrower/Mortgagor)	Date - 17-Dec-22 Amount as per Demand Notice U/s 13(2) - Rs 2429021.51/- Date of Symbolic Possession – 10-Mar-23 Amount as on date – Rs.2627933.11/- (20-Jul-23)	PLOT NO 262, PINAL RESIDENCY, NR MUNI SCHOOL, REVENUE SURVEY NO 75, BLOCK NO 63/A, (AFTER RESURVEY NEW BLOCK NO 80), MOJE- GHALUDI, TAL – KAMREJ, DIST – SURAT, 394150 Four Boundaries as per Sale Deed No East: Plot no 245 West: Society Road North: Plot No 261	RESERVE PRICE Rs.1428000/- (In Words: Rupees Fourteen Lakh Twenty Eight Thousand Only) EMD Rs.142800/-	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - UPPER FLOOR, JR PLAZA, BS. CNG PUMP, CHIKUWADI,

		South: Plot No 263	(In Words: Rupees One Lakh Forty Two Thousand Eight Hundred Only) BID INCREMENT AMOUNT Rs 10,000	NANA VARACHHA, SURAT, 395006, GUJARAT Inspection Date - 24-25-Aug-2023
Account No – 1540050000000206 BHALALA VIJAYBHAI VITTHAL(Borrower/Mortgagor) & BHALALA SUDHABEN VIJAYBHAI(Co Borrower/Mortgagor)	Date - 20-Jan-23 Amount as per Demand Notice U/s 13(2) - Rs 4274702/- Date of Symbolic Possession – 18-Apr-23 Amount as on date – Rs.4554076.49/- (20-Jul-23)	REVENUE SURVEY 70/1 & 70/2, OLD BLOCK NO -66,NEW BLOCK NO – 87 & 88, SCHEME KNOWN AS “SHIV VATIKA VIBHAG-2”, PLOT NO -268 , 269, NEAR JUHIKA RESIDENCY AT MOJE – NANSAD, TA- KAMREJ, DISTRICT – SURAT, 394180 Bounded as under: East: PLOT NO 264 & 265 West: SOCIETY INTERNAL ROAD North: PLOT NO 267 South: PLOT NO 270	RESERVE PRICE Rs.2102000/- (In Words: Rupees Twenty One Lakh Two Thousand Only) EMD Rs.210200/- (In Words: Rupees Two Lakh Ten Thousand Two Hundred Only) BID INCREMENT AMOUNT Rs 10,000	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023
Account No – 15400500000006004 VIVEK ASHOKBHAI PRAJAPATI(Borrower/Mortgagor) & GHOGHARI RINKAL UJAMBHAI(Co Borrower/Mortgagor)	Date - 20-Jan-23 Amount as per Demand Notice U/s 13(2) - Rs 3061447/- Date of Symbolic Possession – 18-Apr-23 Amount as on date – Rs.3135505.59/- (20-Jul-23)	FLAT NO B/203, 2ND FLOOR OF BUILDING NO “B”, MALLBERRY HEIGHTS, B/H HOTEL COTTYARD MERIOT, HAZIRA ROAD, R.S NO 33/6, BLOCK NO 59, PAIKEE, MOJE – BHATPORE, TAL – CHORYASI, DIST, SURAT 394510 Bounded as under East: PLOT NO 244 West: SOCIETY ROAD North: PLOT NO 262	RESERVE PRICE Rs.2740000/- (In Words: Rupees Twenty Seven Lakh Forty Thousand Only) EMD Rs.274000/- (In Words: Rupees Two Lakh Seventy Four Thousand Only)	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 Place of Submission of Bids and Documents - Utkarsh Small Finance Bank Ltd., Varachha, Surat Branch Office: - UPPER FLOOR, JR PLAZA, BS. CNG PUMP, CHIKUWADI,

		South: PLOT NO 264	BID INCREMENT AMOUNT Rs 10,000	NANA VARACHHA, SURAT, 395006, GUJARAT Inspection Date - 24-25-Aug-2023
Account No – 1540050000000220 NATRAJSINH AMARSANG CHAUHAN(Borrower/Mortgagor) & CHAUHAN RINABEN NATRAJSINH(Co Borrower/Mortgagor)	Date – 20-Jan-23 Amount as per Demand Notice U/s 13(2) – Rs.12,10,109/- Date of Symbolic- 11-May-23 – Outstanding Amount as on date – Rs. 1303435.18 (20-Jul-23)	BLOCK NO – 198, SCHEME KNOWN AS "DATAR ROW-HOUSE", PLOT NO 303, AT MOJE- SYADLA, NEAR SIDDHIVINAYAK FARM HOUSE, TAL – OLPAD, DIST- GUJARAT Bounded as under East: PLOT NO 304 West: PLOT NO 302 North: SOCIETY INTERNAL ROAD South: PLOT NO 314	RESERVE PRICE Rs. 582793/- (In Words: Five Lakh Eighty Two Thousand Seven Hundred Ninety Three Only) EMD Rs. 58279/- (In Words: Fifty-Eight Thousand Two Hundred Seventy Nine Only) BID INCREMENT AMOUNT Rs 10,000	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date – 01-Sep-23 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 - 24-25-Aug-2023
Account No – 1540050000000147 VALABHAI JINABHAI BOLIYA(Borrower/Mortgagor) &	Date - 15-Feb-23	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	RESERVE PRICE Rs. 1013544/-	Auction Date and Time - 02-Sep-23 & 11.00AM to 1.00 PM EMD Submission Last Date –

BOLIYA BHOLABHAI JINABHAI(Co Borrower/Mortgagor)	Amount as per Demand Notice U/s 13(2) - Rs 2958613/- Date of Symbolic Possession – 12-May-23 Amount as on date – Rs.3123534.32/- (20-Jul-23)	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	(In Words: Rupees Ten Lakh Thirteen Thousand Five Hundred Forty Four Only) EMD Rs.101354/- (In Words: Rupees One Lakh One Thousand Three Hundred Fifty Four Only) BID INCREMENT AMOUNT Rs 10,000	01-Sep-23 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 - 24-25-Aug-2023
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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 Mr Arif Mulla, Contact Number 9892767237 and e-mail of arif.mulla@utkarsh.bank.

THIS IS ALSO A STATUTORY 30 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 **email IDs** i.e. arif.mulla@utkarsh.bank & subhash.khairnar@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. Arif Mulla, Contact Number 9892767237**
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 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:- 29/07/2023

Place:- Surat

Thanking you,

Authorised Officer Utkarsh Small Finance Bank Limited.