



Utkarsh Small Finance Bank

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) & 9(1) 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 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 – 1351060000006101 SHARMA AGENCIES (BORROWER) MR. DINESH KUMAR SHARMA (CO- BORROWER/GURANTOR)	05/09/2024 and Rs. 39,59,479/- as demand notice Symbolic Possession Dated 09/12/2024 Amount of Rs- 41,30,183/- as on 31/12/2024	ALL THAT PART AND PARCEL OF HOUSE NO. SA-13/46-M-S SITUATED OVER ARAZI NO.-230/2, AREA MEASURING 1080 SQ. FT. I.E. 100.37 SQ.	Reserve Price- Rs. 49,24,800/- (Rs. Fourty Nine Lakh Twenty Four Thousand Eight	E- Auction Date- 05th -Februry- 2025, Time - 11 AM to 1 PM (with unlimited extension of 5 mins) EMD Submission Last Date- 04th-February-2025



MRS. MANJU SHARMA (CO-BORROWER/MORTGAGOR)	Utkarsh Small Finance Bank MTR., MAUZA-KHAJUHI, WARD-SARNATH, PARGANA-SHIVPUR, TEHSIL-VARANASI & DISTRICT-VARANASI, U.P.-221007 BOUNDED AS: EAST: KACHCHA RASTA 15 FEET WIDE WEST: LAND OF AWADHNATH. NORTH: PART PORTION OF SAID ARAZI SOUTH: LAND OF LAXMINA SINGH	Hundred only) EMD- Rs. 4,92,480/- (Rs. Four Lakh Ninty Two Thousand Four Hundred Eight only) Bid Incremental Amount of Rs. 10,000/-	Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:- S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi-221002 Inspection Date- 01 st -03 rd - February -2025
Account No – 1354060000003021 MR. PRABHAKAR KUMAR MISHRA (BORROWER) MRS. POONAM (GURANTOR/MORTGAGOR)	06/08/2024 and Rs. 11,22,402/- as demand notice Symbolic Possession Dated 24/10/2024 Amount of Rs- 12,20,020/- as on 31/12/2024	ALL THAT PART AND PARCEL OF THE COMMERCIAL SHOP ARAZI NO. 1557 KH-AREA -195 SQ. FT. = 18.12 SQ. MTR SITUATED IN	Reserve Price- Rs. 20,67,000/- (Rs. Twenty Lakh Sixty Seven Thousand only) E- Auction Date- 05th -February- 25, Time - 11 AM to 1 PM (with unlimited extension of 5 mins) EMD Submission Last Date- 04th-February-25



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	<p>REVENUE MAUJA KHALILABAD, THAPA- DAKHIN HAVELI, PARGANA MAGAHAR PURAB, TEHSIL KHALILABAD DISTRICT SANT KABIR NAGAR- 272199.</p> <p>BOUNDED AS:</p> <p>EAST: HOUSE OF BRIJNANDAN & OTHERS</p> <p>WEST: INTERLOCKING ROAD 13 FT. WIDE.</p> <p>NORTH: HOUSE OF ELAICHI DEVI</p> <p>SOUTH: HOUSE OF GEETA & OTHERS</p>	<p>EMD-. Rs. 2,06,700/- (Rs. Two Lakh Six Thousand Seven Hundred only)</p> <p>Bid Incremental Amount of Rs. 10,000/-</p>	<p>Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:- S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi- 221002</p> <p>Inspection Date- 01st -03rd - February -2025</p>
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<p>Account No – 138406000000600</p> <p>SRI. DEEPAK KUMAR VISHVAKARMA (BORROWER)</p> <p>SMT. MANJU VISHWAKARMA (GURANTOR/MORTGAGOR)</p>	<p>27/06/2024 and Rs. 35,09,488/- as demand notice</p> <p>Symbolic Possession Dated 17/09/2024</p> <p>Amount of Rs- 37,72,902/- as on 31/12/2024</p>	<p>ALL THAT PART AND PARCEL OF THE RESIDENTIAL PROPERTY SITUATED AT HOUSE NO- 900/1 AREA ADMEASURING 1393 SQ. FT., MAUZA- NATWA, TAPPA 84, PARGANA- KANTIT, TEHSIL- SADAR DISTRICT- MIRZAPUR UP-231001</p> <p>Bounded As:</p> <p>EAST: LAND & HOUSE OF SELLER FIRST PARTY</p> <p>WEST: GALI SARKARI</p> <p>NORTH: MAKAN GOVARDHAN SOUTH: KACHA MAKAN PANNALAL</p>	<p>Reserve Price- Rs. 67,14,260/- (Rs. Sixty Seven Lakh Fourteen Thousand Two Hundred Sixty only)</p> <p>EMD-. Rs. 6,71,426/- (Rs. Six Lakh Seventy-One Thousand Four Hundred Twenty Six only)</p> <p>Bid Incremental Amount of Rs. 10,000/-</p>	<p>E- Auction Date- 05th -February- 25,</p> <p>Time - 11 AM to 1 PM (with unlimited extension of 5 mins)</p> <p>EMD Submission Last Date- 04th-February-25</p> <p>Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:- S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi- 221002</p> <p>Inspection Date- 01st -03rd - February -2025</p>
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Account No – 1384060000006062 MRS. SUNDER DEVI (BORROWER/ MORTGAGOR) MR. ABHAY KUMAR SINGH (CO- APPLICANT)	27/06/2024 and Rs. 38,35,922/- as demand notice Symbolic Possession Dated 13/09/2024 Amount of Rs- 41,02,016/- as on 31/12/2024	ALL THAT PART AND PARCEL OF THE RESIDENTIAL PROPERTY AREA MEASURING 579 SQ. FT, I.E. 53.81 SQ. MTR. SITUATED AT HOUSE NO S-24/123 KH-1, ARAZI NO. 137, MAUZA – TAKTAKPUR, WARD SIKARAU PARGANA- SHIVPUR TEHISIL- SADAR DISTRICT – VARANASI U.P.- 221002 BOUNDED AS: EAST: HOUSE OF HEERAMANI WEST: LAND OF SANJAY SINGH.	Reserve Price- Rs. 48,63,600/- (Rs. Fourty Eight Lakh Sixty Three Thousand Six Hundred only) EMD-. Rs. 4,86,360/- (Rs. Four Lakh Eighty Six Thousand Three Hundred Sixty only) Bid Incremental Amount of Rs. 10,000/-	E- Auction Date- 05th -February- 25, Time - 11 AM to 1 PM (with unlimited extension of 5 mins) EMD Submission Last Date- 4th- February-25 Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:- S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi- 221002 Inspection Date- 01st -3rd - February -2025
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		<p>NORTH: 5 FT WIDE INTERLOCKING RASTA</p> <p>SOUTH: 15 FT. WIDE KADANZA RASTA T/A LAND OF MENTAL HOSPITAL</p>		
<p>Account No – 1501050000000032</p> <p>MR. KULDEEP PAL (BORROWER/MORTGAGOR)</p> <p>KBM INDUSTRIES (GURANTOR)</p>	<p>04/09/2024 and Rs. 17,53,864/- as demand notice</p> <p>Symbolic Possession Dated 11/12/2024</p> <p>Amount of Rs- 18,14,945/- as on 31/12/2024</p>	<p>ALL THAT PART AND PARCEL OF PLOT ON KHASRA NO. 766, 767 & 769 MINJ. (OLD KHASRA NO. 1208/2, 1219 & 1220 MINJ.) ADMEASURING AREA 104.553 SQ.MTR I.E. 1125 SQ FT. SITUATED AT VILLEGE- SARSAWA, PARGANA- LUCKNOW, TEHSIL- SAROJANI NAGAR, DISTRICT- LUCKNOW U.P.- 226002</p> <p>BOUNDED AS:</p>	<p>Reserve Price- Rs. 41,06,000/- (Rs. Fourty One Lakh Six Thousand only)</p> <p>EMD-. Rs. 4,10,600/- (Rs. Four Lakh Ten Thousand Six hundred only)</p> <p>Bid Incremental</p>	<p>E- Auction Date- 05th -February- 25,</p> <p>Time - 11 AM to 1 PM (with unlimited extension of 5 mins)</p> <p>EMD Submission Last Date- 04th-February-25</p> <p>Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:- S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi- 221002</p> <p>Inspection Date- 01st -03rd - February -2025</p>



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		<p>EAST: HOUSE OF MUMUNDEV NIGAM.</p> <p>WEST: REST PART OF SELLER & OTHER.</p> <p>NORTH: ROAD 10 FEET WIDE.</p> <p>SOUTH: HOUSE OF SHIV PRASAD KASHYAP & MUNESH PRASAD RAWAT.</p>	Amount of Rs. 10,000/-	
<p>Account No – 1518060000006053</p> <p>MR. SUNDER (BORROWER/MORTGAGOR)</p> <p>MRS. KRISHANA (CO-BORROWER/MORTGAGOR)</p> <p>MR. RAKESH (CO-BORROWER)</p> <p>KUNTESH (CO-BORROWER)</p>	<p>31/07/2024 and Rs. 41,49,648/- as demand notice</p> <p>Symbolic possession Possession Dated 28/11/2024</p> <p>Amount of Rs- 43,94,196/- as on 31/12/2024</p>	<p>ALL THAT PART AND PARCEL OF COMPLEATE RESIDENTIAL PROPERTY PLOT NOS. 10 & 11, BELONGS TO PART OF LAND BEARING KHASRA NO. 240 KA. PLOT AREA 223.78 SQ METERS SITUATED AT VILLEGE LAKHVAYA RASULPUR, PARGANA, TEHSIL &</p>	<p>Reserve Price- Rs. 56,90,700/- (Rs. Fifty Six Lakh Ninty Thousand Seven Hundred only)</p> <p>EMD-. Rs. 5,69,070/- (Rs. Five Lakh Sixty Nine Thousand Seventy only)</p>	<p>E- Auction Date- 05th -February- 25,</p> <p>Time - 11 AM to 1 PM (with unlimited extension of 5 mins)</p> <p>EMD Submission Last Date- 04th-February-25</p> <p>Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:- S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi- 221002</p>



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		DESTRIC MEERUT-250002 BOUNDED AS: EAST: 41 FEET 4 INCH THEREAFTER RASTA 20 FEET WIDE. WEST: 59 FEET 0.1/2 INCH THERAFTER PLOT NOS. 12, 13 & 14. NORTH: 53 FEET 10 INCH THEREAFTER KHAIT OF OTHER PERSON SOUTH: 48 FEET 10 INCH THEREAFTER KHAIT OF OTHER PERSON	Bid Incremental Amount of Rs. 10,000/-	Inspection Date- 01st -03rd - February -2025
Account No – 1352050000000132 MR. BABU RAM SHUKLA (BORROWER/MORTGAGOR) MR. SHASHI SHANKAR SHUKLA (CO-APPLICANT)	31/05/2024 and Rs. 8,77,302/- as demand notice Symbolic Possession Dated 13/09/2024 Amount of Rs- 9,83,525/- as on 31/12/2024	ALL THAT PART AND PARCEL OF ARAZI NO. 102 AREA MEASURING 149.33 SQ METER VILLEGE/MUZA- RUDAPUR, PARGANA- MIRZAPUR CHAUHARI, TEHSIL, SORAON, DISTRICT- PRAYAGRAJ, U.P.-211013	Reserve Price- Rs. 16,00,000/- (Rs. Sixteen Lakh only) EMD-. Rs. 1,60,000/- (Rs. One Lakh Sixty Thousand only)	E- Auction Date- 05th -Feburary- 2025, Time - 11 AM to 1 PM (with unlimited extension of 5 mins) EMD Submission Last Date- 04th-February-2025 Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:-



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		<p>BOUNDED AS:</p> <p>EAST: PLOT OF RAM PRATAP PATEL</p> <p>WEST: PART OF ARAZI</p> <p>NORTH: PLOT OF SAIDUDDIN</p> <p>SOUTH: 12FT WIDE ROAD</p>	<p>Bid Incremental Amount of Rs. 10,000/-</p>	<p>S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi-221002</p> <p>Inspection Date- 01st -03rd - February -2025</p>
<p>Account No – 1546060000006003</p> <p>MR. VIPIN KUMAR SINGH (BORROWER)</p> <p>MR. VINOD KUMAR SINGH (CO BORROWER)</p> <p>MRS. NEELAM SINGH (GURANTOR/MORTGAGOR)</p>	<p>29/04/2024 and Rs. 9,74,724/- as demand notice</p> <p>Symbolic Possession Dated 18/07/2024</p> <p>Amount of Rs- 10,88,830/- as on 31/12/2024</p>	<p>ALL THOSE PART ANS PARCELS OF HOUSE NO 76/2, ADMEASURING 40.92 SQ MTR. ONLY SITUATED AT FIROZ GANDHI NAGAR PARGANA & DISTRICT RAEBARELI-229001</p> <p>BOUNDED AS:</p> <p>EAST: HOUSE NO. 76/3</p>	<p>Reserve Price- Rs. 21,51,100/- (Rs. Twenty One Lakh Fifty One Thousand One Hundred only)</p> <p>EMD-. Rs. 2,12,110/- (Rs. Two Lakh Twelve Thousand One Hundred Eleven only)</p>	<p>E- Auction Date- 05th -February- 25,</p> <p>Time - 11 AM to 1 PM (with unlimited extension of 5 mins)</p> <p>EMD Submission Last Date- 04th-February-25</p> <p>Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Branch Office:- Address:- S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi-221002</p>



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		WEST: HOUSE NO 76/1 NORTH: 6.00 MTR. WIDE ROAD SOUTH: HOUSE NO. 78/2	Bid Incremental Amount of Rs. 10,000/-	Inspection Date- 01 st -03 rd - February -2025
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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. Sharvanu Datta, Contact Number 9810621311 and e-mail at sharvanu.dutta@utkarsh.bank.

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

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 and there are no known litigations against the property as of the date of this notice."



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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.** sharvanu.dutta@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. Sharvanu Dutta, Contact Number- 9810621311**
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. Branch S-24/1-2, First Floor, Mahavir Nagar, Orderly Bazar, Near Mahavir Mandir, Varanasi- 221002, 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



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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.



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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.

Thanking you,

Authorised Officer Utkarsh Small Finance Bank Limited.

Date:- 19/12/2024

Place- Varanasi

