

"APPENDIX- IV-A"

[See proviso to rule 8 (6) & 9 (1)]

**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(s) and Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive or Symbolic possession of which has been taken by the Authorised Officer of UTKARSH SMALL FINANCE BANK LIMITED, (herein after known as "the Secured Creditor"), 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 table below along with further interest, charges, cost and expenses being due to secured creditor. It is hereby informed you that we are going to conduct public E-auction through the Web Portal of M/S. C1 India Pvt. Ltd., <https://www.bankeauctions.com>.

S r. N o .	Loan Account No. & Name of Borrower(s)/Mortgagor/Guarantor	Date & amount under Demand Notice U/S 13(2) & Date of symbolic 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
1.	<p>Account No. – <b>1385060000009950</b></p> <p>1.M/s. Justcons (Through its Proprietor Mrs. Shameembanu Jakati W/o. Murtuza Abdulgani Jakati) (Borrower)</p> <p>2.Mrs. Shameembanu Jakati W/o. Murtuza Abdulgani Jakati (Co-Borrower/ Mortgagor)</p> <p>3.Mr. Murtuza Abdulgani Jakati (Co-Borrower Mortgagor)</p>	<p>Date - 01/01/2025 Amount As Per Demand Notice U/S 13(2) – ₹ 48,94,305.25/-</p> <p>Date of Symbolic Possession – 12/03/2025</p> <p>Amount As On Date ₹50,39,508.79/- (03/04/2025)</p>	<p><b>Property: 1</b> All that part and parcel of the property situated at <b>Flat No. 002, Ground Floor, A Wing, Adarsh Apartment, Green Complex CHSL, A G Nagar, Western Express Highway, Survey No. 38, Hissa No. 02, Village Mira Bhayandar, Mira Road (East), Dist. Thane (Maharashtra) 401107.</b></p> <p><b>Property (said Flat) bounded by-</b> East: A G Nagar Road, West: Others Property, North: Mira CHSL, South: Madne Empire. <b>Property: 2</b> All that part and</p>	<p>1. Reserve Price Property 1 <b>₹27,44,000</b> /-</p> <p>EMD Property 1 <b>₹2,74,400/-</b></p> <p>2. Reserve Price Property 1 <b>₹22,89,000</b></p> <p>EMD Property 2 <b>₹2,28,900</b></p> <p>Bid Increment Amount Rs. 10000</p>	<p>Auction Date and Time – 13<sup>th</sup> May 2025 &amp; 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date – 9<sup>th</sup> May 2025</p> <p>Utkarsh Small Finance Bank Ltd., Borivali. Branch Office: - Shop No. 7, Ground Floor, Abhilasha 2, Punjabi Lane, Borivali West – 400092</p> <p>Inspection Date 7<sup>th</sup> and 8<sup>th</sup> May 2025.</p>

			<p>parcel of the property situated at <b>Flat No. 002/2, Ground Floor, A Wing, Adarsh Apartment, Green Complex CHSL, A G Nagar, Western Express Highway, Survey No. 38, Hissa No. 02, Village Mira Bhayandar, Mira Road (East), Dist. Thane (Maharashtra) 401107.</b></p> <p><b>Property (said Flat) bounded by-</b> East: A G Nagar Road, West: Others Property, North: Mlra CHSL, South: Madne Empire.</p>		
2.	<p>Account No. – <b>1385060000009967</b></p> <p>1.Mrs. Shilpa P Patil (Borrower)</p> <p>2.Mr. Pradeep S Patil(Co-Applicant)</p> <p>3.Mr. Shantaram Vitthal Patil (Co-Applicant/Mortgagor)</p>	<p>Date -01/01/2025</p> <p>Amount As Per Demand Notice U/S 13(2) – ₹14,04,047.45/-</p> <p>Date of Symbolic Possession – 13/03/2025</p> <p>Amount As On Date 14,53,477.59/- (03/04/2025)</p>	<p>All that part and parcel of the property situated at <b>House No.243, Plot No. 95, Near Shiv Colony, Sector-1, Airoli, Navi Mumbai, Maharashtra-400708.</b></p> <p><b>Property bounded by-</b></p> <p>East: House No. 1762, West: House No. 1760, North: Internal Road, South: Shiv Colony Gully No. 02.</p>	<p>Reserve Price Property <b>₹32,22,000/-</b></p> <p>EMD Property <b>₹3,22,200/-</b></p> <p>Bid Increment Amount Rs. 10000</p>	<p>Auction Date and Time – 13<sup>th</sup> May 2025 &amp; 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date – 9<sup>th</sup> May 2025</p> <p>Utkarsh Small Finance Bank Ltd., Borivali. Branch Office: - Shop No. 7, Ground Floor, Abhilasha 2, Punjabi Lane, Borivali West – 400092</p> <p>Inspection Date 7<sup>th</sup> and 8<sup>th</sup> May 2025.</p>
3	<p>Account No. – <b>1566060000000032 &amp; 15720600000006071</b></p> <p>1.Mr. Prashant Suresh Pagare S/o. Mr. Suresh Devram Pagare (Borrower &amp; Mortgagor)</p> <p>2.Mrs. Mohini Sanjay Ranpise W/o. Mr. Prashant Suresh Pagare (Co-Borrower Mortgagor)</p>	<p>Date-30/10/2024</p> <p>1. Amount As Per Demand Notice U/S 13(2) for Loan account: <b>1566060000000032</b> – ₹23,13,819.70/-</p> <p>2. Amount As Per Demand Notice U/S 13(2) for</p>	<p>All that part and parcel of the property situated at <b>Flat No. 33, 4th Floor, Saraswati Niwas Building, Survey No. 160, Hissa No. 4 of Village Panchpakhadi, Karvallho Nagar, Road No. 33, Near</b></p>	<p>Reserve Price Property <b>₹ 43,50,000/-</b></p> <p>EMD Property <b>₹4,35,000/-</b></p> <p>Bid Increment Amount Rs. 10000</p>	<p>Auction Date and Time – 13<sup>th</sup> May 2025 &amp; 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date – 9<sup>th</sup> May 2025</p> <p>Utkarsh Small Finance Bank Ltd., Borivali. Branch Office: -</p>

		<p>Loan account:<b>157206000006071</b> ₹11,11,739.18/-</p> <p>Date of Symbolic Possession – 03/02/2025</p> <p>1.Amount As On Date for Loan account <b>1566060000000032:</b> ₹24,70,278.27/- (03/04/2025)</p> <p>2. Amount As On Date for Loan account <b>15720600000006071:</b> ₹11,84,645/- (03/04/2025)</p>	<p><b>Indira Nagar Naka, Opposite Jama Bunder Masjid, Thane West, District Thane, Maharashtra-400606</b></p> <p><b>Property bounded by- East:</b> Internal Road, <b>West:</b> Dev Darshan CHSL, <b>North:</b> Slum, <b>South:</b> Open Plot.</p>		<p>Shop No. 7, Ground Floor, Abhilasha 2, Punjabi Lane, Borivali West – 400092</p> <p>Inspection Date 7<sup>th</sup> and 8<sup>th</sup> May 2025.</p>
4.	<p>Account No. – <b>1572060000006017</b></p> <p>1.Mr. Afsar Amir Sayyad(Borrower/Mortgagor)</p> <p>2.Mrs. Izazul Afsar Sayyad(Guarantor)</p> <p>3.Mr. Sayyed Adil Afsar(Guarantor)</p>	<p>Date-25/11/2024</p> <p>1. Amount As Per Demand Notice U/S 13(2) for Loan account:<b>157206000006017</b> ₹6,62,309.89/-</p> <p>Date of Symbolic Possession – <b>06/03/2025</b></p> <p>Amount As On Date ₹6,34,371.29/- (03/04/2025)</p>	<p>All that part and parcel of the property situated at <b>Flat No. 102, 1st Floor, B-Wing, Salman Apartment, Municipal House No. 983, Survey No. 20 &amp; 21 of Village Khoni, Khadipar, Arkam Road, Near MITE Institute, Thane, Maharashtra-421302.</b></p>	<p>Reserve Price Property ₹ <b>16,25,600/-</b></p> <p>EMD Property ₹ <b>1,62,560/-</b></p>	<p>Auction Date and Time – 13<sup>th</sup> May 2025 &amp; 11.00AM to 1.00 PM</p> <p>EMD Submission Last Date – 9<sup>th</sup> May 2025</p> <p>Utkarsh Small Finance Bank Ltd., Borivali. Branch Office: - Shop No. 7, Ground Floor, Abhilasha 2, Punjabi Lane, Borivali West – 400092</p> <p>Inspection Date 7<sup>th</sup> and 8<sup>th</sup> May 2025.</p>

All interested participants /bidders are requested to visit <https://www.bankeauctions.com> and <https://www.utkarsh.bank> for further details including term & conditions, to take part in e-auction proceeding and also advised to contact Mr. Arif Mulla Mob. 9892767237 E-mail [-arif.mulla@utkarsh.bank](mailto:-arif.mulla@utkarsh.bank)

**THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) & 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2022.**

**STATUTORY 30 DAYS SALE NOTICE TO THE BORROWER(S)/MORTGAGOR AND  
GUARANTOR (S)**

**Term & Conditions**

1. The E-auction of secured assets 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 and to the best of knowledge and information of the Authorised Officer, there is no encumbrance on said property/ies. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
2. For participating in e-auction sale, Bid documents, copies of PAN card, Board resolution in case of company, photo ID and address proof are required to be submitted along with EMD which is payable through NEFT/ RTGS in name of "Authorised officer Utkarsh Small Finance Bank Limited" **Current Account No 1375200000000003 IFSC UTKS0001375 Address UTKARSH SMALL FINANCE BANK LIMITED, D37/37 Badadev, Spice KCM Varanasi-221002, BRANCH GODWALIA.** 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 **Email- [arif.mulla@utkarsh.bank](mailto:arif.mulla@utkarsh.bank)**
3. Only buyers holding valid User ID/ Password and confirmed payment of EMD through NEFT/ RTGS shall be eligible for participating in the e-Auction process.

Date: 08/04/2025

Place: Mumbai, Maharashtra

Authorized Officer  
Utkarsh Small Finance Bank Limited