

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi- Mundhwa Bypass, Village Kharadi, Pune- 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISOR RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No	Loan Acc. Nos. / Branch	Name of Borrowers/ Co-Borrowers / Guarantors / Mortgagees	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4518210130000081 / 4518-Prhalad Nagar	1) Jagdishbhai Paragbhai Gohel, 2) Jyotiben Jagdishbhai Gohel, both are residing at 26, Ranchhodrai Park, Ranchhodji Mandir, Rabari Colony, Ahmedabad, Gujarat-382415. and also at Shreeji Gajbaitak 21 Basement Sharman Estate-4 Opp. Ashima Mill, Khokhra, Ahmedabad, Gujarat-380008.	07.06.2024 / Rs.21,00,075.37 as on 05.06.2024	05.01.2025	Rs.17,35,000/- / Rs.1,73,500/-
Description of the Immovable Property: Property bearing Flat no. E-703 on Seventh Floor in Block no. E admeasuring about 46.73 Sq.mtrs. Builtup area construction property and along with 22.74 Sq.mtrs., undivided share in the land of said scheme, at and in the scheme known as "Swastik Platinum", situated on land bearing Block/Survey no. 554/3 of T.P. Scheme no. 58 (Vatva out Field-1) of Final Plot no. 38/2 having admeasuring 5220 Sq.mtrs. land, in the sim of Mouje Village: Vatva, Taluka: Vatva, Dist: Ahmedabad in the District of Ahmedabad and Registration Sub District Ahmedabad-11 (Aslali) AND bounded as East: Block no. F, West: Flat no. E-702, North: Block no. B, South: Flat no. E-704, which is owned by Gohel Jyotiben Jagdishbhai & Gohel Jagdishbhai Paragbhai					
2	4430210130000228 / 4430-PARVAT GAM	1) Dharmendra Kumar @ Dharmendrakumar Tangeri Sah, 2) Gudiya Dharmendra Kumar, both are residing at Plot no. 80, Jyoti Nagar, Nr. Devaki Bamrolli Road, Nandan School, Pandesara, Surat, Gujarat-394221. 1) Also at: Parag Syntex Pvt. Ltd. Plot no. - 43 to 47, Pandesara GIDC, Pandesara, Gujarat-394221.	20.05.2024 / Rs.7,79,685.58 as on 17.05.2024	15.12.2024	Rs.7,33,000/- / Rs.73,300/-
Description of the Immovable Property: Plot no.208 admeasuring 48.00 Sq. vaar i.e. 40.15 Sq. meters open land known & identified as "Balaji Park" Situated at Revenue Survey no.142, Block no.365 admeasuring 18221 Sq.meters N.A. land Situated at Village: Mota, Taluka: Bardoli, Dist: Surat, State: Gujarat and bounded as East: Plot no. 209, West: Plot no. 207, North: Plot no. 211, South: Society Internal Road, which is owned by Gudiya Kumar Dharmendrakumar & Dharmendrakumar Tangeri Sah					
3	4428210090000054 / 4428-UDHANA	1) KAVITA MEDICAL through its proprietor Mahendrakumar Rataram Rathod, Shop no. 3 Ground Floor, Milkat no. 4114, Block no. 306, Shreeji Complex, Nr Railway Fatak Kareli, Palsana., Surat-394310. Also at : Mansi Medical, Plot no. 65-66, Shop no. 4, Block no. 313 Mahakali Complex, near kareli railway Fatak, Moge Kareli, Palsana, Surat-394310. 2) Mahendrakumar Rataram Rathod, 3) Liladevi Mahendrakumar Rathod, both are residing at : Plot no. 205 Ghanshyam Residency, B/H. Sahiba Mill, Bagumara, Surat-394305. Also at : Plot no. 19 Shri Ganesh Residency Nr Kareli Railway Fatak Kareli Palsana Surat-394310. 3) Also at : Shop no. 3 Ground Floor, Milkat no. 4114, Block no. 306, Shreeji Complex, Nr Railway Fatak Kareli, Palsana., Surat-394310.	10.05.2024 / Rs. 10,52,247.23 as on 06.05.2024	28.12.2024	Rs.9,77,000/- / Rs.97,700/-
Description of the Immovable Property: Shop no. 3 admeasuring 10.76 Sq.mtrs, along with undivided area admeasuring 6 Sq.mtrs in ground land, Ground Floor, building known & identify as "Shreeji Complex", Situated at Block no. 306 N.A. land situated at Village: Kareli, Sub-District & Taluka: Palsana, District Surat, State: Gujarat. AND bounded as East: Mota-Kareli Gangachara Road, West: Shreeji Complex b/h. land, North: Shreeji Complex Shop no. 4, South: Shreeji Complex Shop no. 2, which is owned by Mahendrakumar Rataram Rathod.					
4	4428210130000626 / 4428-UDHANA	1) Vishal Bhupatbhai Chudasama, 3) Savitaben Chudasma, both are residing at 85, Hojvada, Nr Pir Dargah Nari, Ved Katargam, Surat, Gujarat-395004. 1) also at Varni Gems, 402 01 Diamond House, Kesarba Market Near Gotalawadi Tenament, Katargam, Surat, Gujarat-395004. 2) Vishnubhai Chudasma, Nirbhay Gems, 14 Sai Ambe Opp. Katargam Fire Station Katargaam, Suart, Gujarat-395004	10.05.2024 / Rs. 13,36,275.62 as on 06.05.2024	01.12.2024	Rs.8,23,000/- / Rs.82,300/-
Description of the Immovable Property: All that piece and parcel of land bearing Plot no. 264 (A-Type) (after KJP Plot no. 18/A/264 after re-survey Block no. 1060 admeasuring about 60.28 Sq.mtrs of "Haridarshan Residency", organized on land bearing Block no. 18, 19, 20 paikie1, 21 and 27 after consolidation given block no. 18 admeasuring about 139807 Sq.mtrs of Village: Shekhpur, Tal. Kamrej, Dist: Surat, Gujarat AND bounded as East: Plot no. A-279, West: Society Road, North: Plot no. A-263, South: Plot no. A-265, which is owned by Savitaben Bhupatbhai Chudasma, Vishal Bhupatbhai Chudasama and Vishnubhai Bhupatbhai Chudasma.					
5	4431210130000104 / 4431-KAPODRA	1) Chandan Kamalprasad Sah, 2) Anita Kamalprasad Sah, both are residing at Plot no. 178 Ravi Park Gate no. 5, Near Murga Kemdra, Kapodra, Surat, Gujarat- 395006. Also at: Gimari Jari, A 46 Shree Kripa Industrial State, Kapodra Varachha Road, Surat, Gujarat- 395006.	29.04.2024 / Rs. 7,42,980.12 as on 25.04.2024	01.12.2024	Rs.5,32,000/- / Rs.53,200/-
Description of the Immovable Property: Flat no. 304 admeasuring 30.48 Sq.mtrs built-up 3rd Floor, Building known & identify as "Shiv Residency", Situated at Revenue Survey no. 120/1, 102/2, Block no. 104, 105 paiki said land known's as Shivam Residency paikki Plot no. 156, 157, 158 admeasuring 415.64 Sq.mtrs., non agriculture land situated at Village: Kadodra, Sub-District & Taluka: Palsana, District-Surat, State:Gujarat AND Bounded as East: Passage & Flat no. 302, West: O.T.S. & Society Road, North: Flat no. 305, South: Other Building, which is owned by Anita Kamal Shah and Chandan Kamal Prasad Shah.					
6	4431210130000311 / 4431-KAPODRA	1) Brijbhushan Shobhraj Singh, 2) Mamta Singh, both are residing at Flat no. 403, Khodaldham Building, Kosad, Amroli, Surat, Gujarat-394107. 1) also at Maa Creation Plot no. 339 Plot no. 339 New GIDC Katargam Ground Floor, Surat, Gujarat-395004.	08.04.2024 / Rs.7,69,510.13 as on 02.04.2024	05.01.2025	Rs.6,60,000/- / Rs.66,000/-
Description of the Immovable Property: All that piece and parcel of land bearing Plot no. 131 admeasuring 42.41 Sq.mtrs., open land known and identified as "Shrungal Homes", Situated at Revenue Survey no. 76/Paikki, 96/1 Paikki, 75/Paikki, 95/Paikki Block no. 343/A, 343/B admeasuring 46842 Sq.Mtrs N.A. Land of Village: Bharundi, Tal. Olpad, Dist. Surat, Gujarat AND bounded as East: Plot no. 132, West: Plot no. 130, North: Plot no. 140, South: Society Internal Road, Residential which is owned by Mamta Singh Brijbhushan Singh and Brijbhushan Shobhraj Singh					
7	4467210130000015 / 4467-Naroda Patiya	1) Anubhai Dahyabhai Bhangi, 2) Hemaben Anubhai Solanki, both are residing at Parijat Avas AUDA Makan, Block 5, Room No 150, 2nd Floor, Thaltej, Ahmedabad Gujarat- 380058, 1) also at: Ahmedabad Municipal Corporation Thaltej Jam, T-Complex AMC Office, B/H Zydus Hospital, Thaltej, Ahmedabad, Gujarat-380001. 2) also at: Rudra Square, B/H. Gornor Hotel, Nr. Judge Bungalow Circle Satellite, Thaltej Ahmedabad, Gujarat-380058.	18.03.2024 / Rs. 17,30,731.22 as on 14.03.2024	05.01.2025	Rs.14,88,000/- / Rs.1,48,800/-

Description of the Immovable Property: Property bearing Flat no. A/602 on 6th Floor of Block no. A, admeasuring about 105.00 Sq.Yards i.e. 87.79 Sq.Mtrs., construction area and 19.18 Sq.Mtrs., undivided share area, in the scheme of known as "Su-Dev Flora", Situated at Mouje Vatva, Tal. Vatva, Dist. Ahmedabad on land bearing F.P. no. 13/2/2 of T.P. Scheme no. 80 (Vatva-VI) of Survey no. 455 & 456 in the Registration Sub-District and District of Ahmedabad-11 (Asali) which is owned by Anubhai Dahyabhai Bhangl and Hemaben Anubhai Solanki					
8	4443210130000005 / 4443-Makarpara Road	1) Dinesh Sharma, 2) Bhaskar Sharma, 3) Madhuri Sharma, All are residing at 234-Shreenath Plaza Behind-Petrol Pump, Vadodara, Gujarat-392243. Also at 3154/3 Sheth Sheri Behind-Shahkari Dudh-Mandli, POR, Vadodara, Gujarat-391243. 1) also Mudrika Ceramics(I) Ltd., Plot no.461, GIDC, Por, Ramangamoli, POR, Vadodara, Gujarat-391243	18.03.2024 / Rs.8,30,761.58 as on 13.03.2024	15.12.2024	Rs.9,53,000/- / Rs.95,300/-
Description of the Immovable Property: All that piece and parcel of Property being Gram Panchayat House no. 3/58/3, Sheth Sheri, admeasuring area of Property is 296.10.60 Sq.ft. constructed on land of Gram Panchayat Village Por, in the Sub-District and District- Vadodara, which is bounded as East: Property of Pravinbhai Shanabhai, West: Road, North: Property of Hetalben H Patel, South: Property of Manubhai H Patel AND owned by Madhuri Sharma.					
9	4479210170000054 / 4479-MEHSANA	1) Prakashji Sovanji Thakor, 2) Krishnaben Prakashji Thakor, 3) Sovanji Khodaji Thakor, both are residing at Thakor Vas, Vanasan, Sidhpur, Patan, Gujarat-384151 and also at Rency Traders, Shop no. 1 Ravikunj Society Radhanpur Road Panchot, Mahesana, Gujarat-384002. 2) Also at: Kapuriya Vas Vanasan Patan, Gujarat-384151.	09.01.2024 / Rs.4,17,824.18 as on 02.01.2024	22.12.2024	Rs.4,41,000/- / Rs.44,100/-
Description of the Immovable Property: Gram Panchayat Property no. 439, assessment serial no. 439, "Kapuriya Vas", (Gamthan) admeasuring 455 Sq.ft., situated at Vanasan, Tal. Siddhpur, Dist. Patan, which is bounded as follows: Towards East: Open Land, Towards West: House of Thakor Bhalaji Sovanji, Towards North: Open Land, Towards South: Road, which is owned by Thakor Sovanji Khodaji					
10	4448210130000026 / 4448-Ankaleshwar	1) Ashok Shivanarayan Yadav, 2) Pinki Ashok Yadav, both are residing at S-26, Pramukh Park Apadkhola-4, Ankleshwar, Gujarat-393010. 1) also at Reliable Engineering, S-25 2nd Floor Hexzone Arcade, Valia Road, Jayaben Modi Hospital, Ankleshwar, Gujarat-393002.	02.01.2024 / Rs. 7,68,787.62 as on 01.01.2024	29.11.2024	Rs.7,78,000/- / Rs.77,800/-
Description of the Immovable Property: All piece and parcel of property being Plot no. 40 of Ashopalav Residency, Sarangpur, Ankleshwar, which is constructed upon and which is laid out upon land bearing R. S. No. 215 after Re-Survey Block No. 132 of Village Sarangpur, in the Registration Sub-District, Ankleshwar and District, Ankleshwar. The said Residential Property being Plot no. 40 of Ashopalav Residency, admeasuring 40 Sq.mts and undivided land area is 45.31 Sq.mts., being constructed property. The said property is bounded as under: (Towards East: Lagu Society Road, Towards West: Lagu Plot no. 43, Towards North: Lagu Plot no. 39, Towards South: Lagu Plot no. 41) which is owned by Pinky Yadav and Ashok Yadav					
11	4468210130000139 / 4468-CTM	1) Hiren Mukeshbhai Solanki, 2) Mukeshkumar Pannalal Solanki, 3) Ilaaben Mukeshkumar Solanki, both are residing at R/AT: A-8, Shivalaya Park, Vatva, Vinzoli road, Near Nilkanth Society, Ahmedabad, Gujarat- 382 440. 1) Also at: Flat No. 709, 7th Floor, Siddhivinayak Avenue, Mouje Vatva, Vatva, Ahmedabad, Gujarat.	04.11.2022 / Rs.12,70,526.91 as on 20.09.2022	05.01.2025	Rs.9,91,000/- / Rs.99,100/-
Description of the Immovable Property: All that piece and parcel of immovable constructed property bearing Flat No. 709 On 7th Floor, admeasuring 34.68 Built Up and 60.10 sq. Mtrs. Super Built Up area with undivided share in land admeasuring 14.36 sq. Mtrs. in Siddhivinayak Avenue constructed on Final Plot No. 46/1/1 + 46/1/2 paiki, T. P. Scheme No. 87 (Vatva-Vinzoli) of Block/Survey No. 1126/1, 1128, 1129 paiki situated at Mouje Vatva, Taluka Vatva District Ahmedabad, Gujarat, which was owned vide Sale Deed dated 25/04/2019 bearing Reg. No. 5435/2019.					
Date & Time of Inspection of the property(ies)			11-04-2025 & 18-04-2025 Between 11AM to 4PM		
Date for Submission of Bid & EMD			23.04.2025 between 11 AM to 05 PM		
Date and Time of Auction			24-04-2025 from 11:00 AM to 2:00 PM		
Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd."),					
Place of submission of bids : 1) Ujjivan Small Finance Bank Ltd., Aspire Business Campus, Below Shubham Hospital, Rabari Colony, BRTS Stand, Amraiwadi, Ahmedabad-380026. - SI. No. 1, 7, 11. (Ankur Sonawane-9904174447, Vijaykumar Pannar - 8733894076). 2) Ujjivan Small Finance Bank Ltd Shop Opp. Jivan jyot, Upper Ground Floor, Shop No. 22,23 of the building named "Shreenath Complex" situated at Revenue Udhana, Taluka - City Surat, Dist: Surat, Gujarat -394210. - SI. No. 2, 3, 4, 5, 6, (Ankur Sonawane-9904174447, Shoaib Garana - 9825453765). 3) Ujjivan Small Finance Bank Ltd., Signature Complex, Opp SRPF Camp, Near Akashwani, Manjalpur, Baroda-390009 - SI. No. 8 (Ankur Sonawane-9904174447) 4) Ujjivan Small Finance Bank Ltd., Prabhunagar Opp. Dena Bank, Randhanpur Road, Mehsana-384002. - SI. No. 9 (Ankur Sonawane-9904174447, Aniruddhsinh Gadhave-9824502290). 5) Ujjivan Small Finance Bank, Shop No. 9, 10, 34, 35, 36, Ground Floor, "OMKAR - 2 Complex", Old N.H No. 8, Ankaleshwar, Near Lords Hotel, Gujarat - 393002. - SI. No. 10. (Ankur Sonawane-9904174447).					
Terms & Conditions :- The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "whatever there is" BASIS". 1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. 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. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites as mentioned against each property description. 3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above. 4. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd., Contact person - Prabakaran M - (Mob. No.7418281709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.ujjivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's- 7291918824, 25, 26 support email id- support@bankeauctions.com, Auction portal - https://www.bankeauctions.com . 5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer/ Tender without assigning any reason. 6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount. 7. The publication is subject to the force major clause. 8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any lapse/ failure (Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully. This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties.					
Place: Gujarat, Date : 03.04.2025.			Sd/- Authorised Officer, Ujjivan Small Finance Bank		