

**Utkarsh Small Finance Bank***Aapki Ummeed Ka Khaata***(A Scheduled Commercial Bank)**

Zonal Office: Rupa Sapphire, 17th Floor, Plot No.12, Sector 18, Opp. Sanpada Rly. Station, Vashi, Navi Mumbai-400 705.
 Registered Office: Utkarsh Tower, NH - 31 (Airport Road), Sehmalpur, Kazi Sarai, Harhua, Varanasi, UP-221 105.

"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(s) and Mortgagor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive 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>

Sr. No.	Loan Account No.	Name of the Borrower/Mortgagor Guarantor (Owner of the Property)	Amount & Date Demand Notice U/S 13(2)	Date & Type of Possession	Amount as on date	Reserve Price Earnest Money Deposit
1	15410500 00006062	TRUPTI ZALA (Borrower/Mortgagor) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower)	₹ 1,79,15,478.87/- 28/11/2023	06/02/2024 Symbolic	₹ 1,94,01,299.36/- 12/08/2024	₹ 1,70,00,000/- ₹ 17,00,000/-

Description of Property/ies: ALL THAT PIECE & PARCEL of residential Property bearing Bunglow No 19 (Admeasuring About 401 Sq Yards. i.e. 335.40 Sq Mtrs. Plot area & Construction thereon 376.39 Sq Mtrs) in the Society known as "GEETA PARK" bearing Survey No 202/1, 202/2, 155/1 & 204, TPS No 97(Naroda-North) & FP No 53/1, Tenament Number 0225-53-1946-0001-V, situated at Ward:Sardar Nagar, Mouje:Naroda, Taluka:Asarva, Dist & Sub District Ahmedabad Boundaries bounded by-East: Bungalow No 20, West: Bungalow No 18, North: Bungalow No 15, South: Road,

2	15410500 00006054	DINESH O RAJPUROHIT (Borrower/Mortgagor) BHARATKUMAR OTAJI RAJPUROHIT (Mortgager/Co-borrower) & REKHADEVI BHARATKUMAR RAJPUROHIT (Guarantor)	₹ 1,64,22,721.92/- 01/02/2024	16/04/2024 Symbolic	₹ 1,73,59,548.00/- 12/08/2024	₹ 1,50,00,000/- ₹ 15,00,000/-
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Description of Property/ies: ALL THAT PIECE & PARCEL of Residential Property bearing Plot/House No.17 (Admeasuring about 401 Sq.Yards. Plot Area and Construction thereon), in the scheme known as "Geeta Park" Situated on Survey No 202/1 & 202/2 paiki, Mouje: Naroda, Taluka: Asarva, Dist & Sub District-Ahmedabad Boundaries bounded by- East: Survey No 203, West: Plot No 16, South: Plot No 21

3	1541060 000006061	AKSHAR SERVICES (Borrower) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) Mrs.Trupiti Zala (Co Borrower)	₹ 2,30,21,248.21/- 28/11/2023	6/02/2024 Symbolic	₹ 2,50,23,055.58/- 12/08/2024	₹ 32,50,000/- ₹ 3,25,000/-
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Description of Property/ies: Shop No 16, Ground Floor, Dev Ashish Arcade, Opp Gurudwara, Odhav, Soni ni Chali Road, Odhav,Ahmedabad-382415-Gujarat Bounded as under East: Unit No 15, West: Unit No 17, North: Open Space, South: Shade Area.

3A	1541060 000006061	AKSHAR SERVICES (Borrower) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) Mrs.Trupiti Zala (Co Borrower)	₹ 2,30,21,248.21/- 28/11/2023	6/02/2024 Symbolic	₹ 2,50,23,055.58/- 12/08/2024	₹ 39,50,000.00/- ₹ 3,95,000/-
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Description of Property/ies: 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 22

3B	1541060 000006061	AKSHAR SERVICES (Borrower) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) Mrs.Trupiti Zala (Co Borrower)	₹ 2,30,21,248.21/- 28/11/2023	6/02/2024 Symbolic	₹ 2,50,23,055.58/- 12/08/2024	₹ 43,50,000/- ₹ 4,35,000/-
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Description of Property/ies: 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.

3C	1541060 000006061	AKSHAR SERVICES (Borrower) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) Mrs.Trupiti Zala (Co Borrower)	₹ 2,30,21,248.21/- 28/11/2023	6/02/2024 Symbolic	₹ 2,50,23,055.58/- 12/08/2024	₹ 46,50,000/- ₹ 4,65,000/-
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Description of Property/ies: Shop No 24, 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 25, South: Unit No 23.

3D	1541060 000006061	AKSHAR SERVICES (Borrower) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) Mrs.Trupiti Zala (Co Borrower)	₹ 2,30,21,248.21/- 28/11/2023	6/02/2024 Symbolic	₹ 2,50,23,055.58/- 12/08/2024	₹ 64,50,000/- ₹ 6,45,000/-
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Description of Property/ies: Shop No 25, 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 26, South: Unit No 24.

3E	1541060 000006061	AKSHAR SERVICES (Borrower) Mr.Nizavan Rajeshkumar R (Mortgager/Co-borrower) Mrs.Trupiti Zala (Co Borrower)	₹ 2,30,21,248.21/- 28/11/2023	6/02/2024 Symbolic	₹ 2,50,23,055.58/- 12/08/2024	₹ 32,50,000/- ₹ 3,25,000/-
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Description of Property/ies: Shop No 26, 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 27, South: Unit No 25.

EMD Submission Last Date	29-08-2024	Place of Submission Bids & Documents	Branch Office: Office no-601 - 602, 6th Floor , SPG Empressa, Opp. LG Showroom, B/s-Passport Seva Kendra, Nr.Mithakhali 6 Roads Ahmedabad-380003
Bid Increment Amount	₹ 10,000/-	E-Auction Date & Time: 30-08-2024 at 11am - 1pm	Inspection Date & Time: 22-08-2024 & 23-08-2024

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.Mayur S Battise Mob. 7016155165 E-mail: mayur.battise@utkarsh.bank**

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002. STATUTORY 15 DAYS SALE NOTICE TO THE BORROWER(S)/MORTGAGOR AND GUARANTOR (S).

Terms & 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- mayur.battise@utkarsh.bank Contact Number- 7016155165 & Email- solanki.ahmed@utkarsh.bank, Contact Number-91- 8849589099. 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: 14/08/2024
Place: Ahmedabad

Sd/-
(Authorized Officer)
Utkarsh Small Finance Bank Ltd.