



Utkarsh Small Finance Bank

Aski Ummeed Ka Khaata

(A Scheduled Commercial Bank)

**Registered & Corp. office – Utkarsh Tower, NH-31(Airport Road)
Sehmalpur, Kazi Sarai, Harhua Varanasi – Uttar Pradesh 221105**

"APPENDIX- IV-A"

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 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. No.	Loan Account No. & Name of Borrower(s)/Mortgagor/ Guarantor	Date & amount under Demand Notice U/S 13(2) & Date of symbolic/ physical possession, Amount	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	Account No. – 1630060000006056 Mr. Gopal Dilip Rajurkar (Borrower) Mrs. Manisha Gopal Rajurkar (Co-Borrower) Mr. Dilip Uttamrao Rajurkar, (Co-Borrower) Mrs. Sulochana Dilip Rajurkar (Co-Borrower & Mortgagor)	Date - 01/07/2025 Amount As Per Demand Notice U/S 13(2) – Rs. 27,82,073.73/- Date of Physical Possession – 13/03/2026 Amount As On Date – 32,06,626.32/- (08/07/2026)	Reserve Price Rs. 37,59,000/- EMD Rs. 3,75,900/- Bid Increment Amount Rs. 10000	Auction Date and Time - 14th August 2026 & 11.00AM to 1.00 PM EMD Submission Last Date – 13th August 2026 Utkarsh Small Finance Bank Ltd., Holy Cross Convent Road, In Front of Maruti Suzuki Showroom, Besides Rathi Pedewala, Ratanlal Plot, Akola, Maharashtra-444005. Inspection Date 11th and 12th August 2026.

Description Of Property/ies : All that part and parcel of the property situated at Plot No. 37, F. S. No. 291, Mouje Barshitakli at Sant Gajanan Maharaj Nagar, Barshitakli Taluka, District Akola, Maharashtra-444001.East: Plot No. 38, West: Plot No. 36 North: 20 Ft. Wide Road, South: Plot No. 44.

2	Account No. – 1630060000006002 Mr. Gopal Dilip Rajurkar (Borrower) Mr. Dilip Uttamrao Rajurkar, (Guarantor & Mortgagor) Mrs. Sulochana Dilip Rajurkar, (Guarantor)	Date - 01/07/2025 Amount As Per Demand Notice U/S 13(2) – Rs. 29,73,572.54/- Date of Physical Possession – 13/03/2026 Amount as On Date – 34,26,477.41/- (08/07/2026)	Reserve Price Rs. 34,91,000/- EMD Rs. 3,49,100/- Bid Increment Amount Rs. 10000	Auction Date and Time - 14th August 2026 & 11.00AM to 1.00 PM EMD Submission Last Date – 13th August 2026 Utkarsh Small Finance Bank Ltd., Holy Cross Convent Road, In Front of Maruti Suzuki Showroom, Besides Rathi Pedewala, Ratanlal Plot, Akola, Maharashtra-444005. Inspection Date 11th and 12th August 2026.
---	---	--	---	---

Description Of Property/ies : Schedule Of Property:-All that part and parcel of the property situated at Plot No. 13, FSR No. 291, at Mouje Barshitakali & District Akola, Maharashtra-444001.East: 20 Ft. Wide Road, West: F.S. No. 292, North: Plot No. 1, South: Plot No. 12.

All interested participants /bidders are requested to visit <https://www.bankeauctions.com> and <https://www.utkarsh.bank.in> for further details including term & conditions, to take part in e-auction proceeding and also advised to contact Mr. Dheeraj Kumar Dhanraj Rangade Mob. 9518554688, E-mail dheeraj.rangade@utkarsh.bank.in

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)

Encumbrances known to the Bank NIL | Litigation against Property mentioned in the Description NIL

Term & Conditions

- 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.
- 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- dheeraj.rangade@utkarsh.bank.in
- 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- 10-07-2026 Place – AKOLA

Authorized officer, Utkarsh Small Finance Bank Ltd