



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 Fly. 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) & 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 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	Bid Increment Amount	E-Auction Date & Time	Inspection Date & Time
1	137906000 0006219	Mr. Akash Ram Shahu (Borrower & Mortgagor) Mrs. Sangeeta Akash Shahu (Co-Borrower & Mortgagor)	₹ 41,48,728.92/- 26/04/2024	17/06/2025 Physical	₹49,50,662.84/- (29/07/2025)	₹ 30,00,000/- ₹ 3,00,000/-	10,000/-	19-08-2025 & 11 am-1 pm	12-08-2025 13-08-2025
EMD Submission Last Date		18-08-2025	Place of Submission Bids & Documents	Utkarsh Small Finance Bank Ltd.- Lakadganj, Nagpur. Branch Office Address - Ground Floor, Honey Arjun Kaushalya Tower, Plot No. 268, Beside HDFC Bank, CA Road, Lakadganj, Nagpur (MH) - 440008.					
Encumbrances known to the Bank			Nil	Litigation against Property mentioned in the Description			Nil		

Description Of Property/ies:- Plot No. 47, Survey No. 166/2, PH No. 8A, Sheet No. 155/75, City Survey No. 511 & 512, bearing Corp. House No. 571/A/48, Ward No. 62, Mouza Borgaon, in the layout of Nagbhumi Sahakari Gruhnirman Sanstha Ltd., Nagpur, Situated Near Deepak Nagar, Gittikhadan, Nagpur, Tahsil & District Nagpur (MH). Admeasuring area 1000 Sq. Ft. (92.90 Sq. Mtrs.). Vide Registered Sale Deed bearing No. 7495/2014 dated 19/09/2014 registered with Sub-Registrar Office Nagpur City. Property bounded by - East: Road, West: Other Layout, North: Plot No. 48, South: Plot No. 46.

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. Yogesh Jibhakate, Mob. No. 9923473003, E-mail yogesh.jibhakate@utkarsh.bank.

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) & 9 (1) 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 E-mail yogesh.jibhakate@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: 30-07-2025
Place: Nagpur

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