



महाराष्ट्र ग्रामीण बँक MAHARASHTRA GRAMIN BANK

शासकीय मालकीची शेवटचा बँक Scheduled Bank Owned by Government

PUBLIC NOTICE FOR SALE

Head Office : Plot No. 42, Gut No. 33 (Part), Golwadi Village, Growth Center, Waluj Mahanagar IV, CIDCO, Ch. Sambhajinagar 431 136

REGIONAL OFFICE : LATUR

SALE NOTICE THROUGH E-AUCTION (ONLINE AUCTION) UNDER SARFAESI ACT, 2002 CUM NOTICE TO BORROWERS/GUARANTORS SALE NOTICE UNDER SARFAESI ACT, 2002 (HEREAFTER REFERRED TO AS ACT) r/w SECURITY INTEREST (ENFORCEMENT) RULES,2002 (Hereafter referred to as Rules)

In exercise of powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and Security Interest (Enforcement) Rules, 2002 and pursuant to the possession of the secured assets of the borrowers(s)/ mortgagors mentioned hereunder, the public and all concerned including the concerned borrowers/mortgagors, their legal heirs/representatives, as the case may be are hereby informed that offers are invited by the Bank for purchase of the properties listed below. Whereas the Authorized Officer of the bank has decided to sell the properties described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" under rules 8 & 9 of said Act, through online public auction. Maharashtra Gramin Bank is a secured creditor and any pending litigation from any other creditors of the borrower firm/partners shall not adversely affect the purchaser's right and title to the property purchased through e-auction. Moreover, there is no stay on sell of property from any Court.

Lot No.	Name of Borrower & Guarantor / Address / Branch Name / Loan A/c No.	Description Of Property	Total Dues Rupees	Reserve Price Rs. EMD	Date of Actual Possession
01	Borrower : Shri. Yusuf Jafar Shaikh & Seema Abbu Chause At Veer Hanwantwadi, Latur Dist. Latur 413512 Loan Account No. : 80071693358	Mortgage of Plot no bearing 07(south part) M.C.H. No R-7/776/2 plot area 1200 Sq. ft. CTS no. 3278 Land Survey no 180 admeasuring 111.52 Sq.Mtr together with structures constructed thereon situated being and lying at situated at Moti Nagar, Latur in the Name of Shri. Yusuf Jafar Shaikh bounded as- East: 20 ft road West: Plot No. 06 North: Remaining portion of Plot No. 07 South: Plot No. 11	As On 11/11/2022 Rs. 12,41,938/- Plus interest, Costs, Charges, Expenses w.e.f. 11/11/2022	Rs. 31,57,000.00/- Rs.3,15,700.00/- Rs. 10,000/-	07.07.2025
Last Date of Submission of KYC and EMD : 03/10/2025; up to 5:00 PM					
Inspection date and time : 01/10/2025; Up to 5:00 PM with prior appointment					
Date & Time Of E-Auction (With Auto Extensions of 5 Minutes In Case Bid Is Placed Within Last 5 Minutes): 04/10/2025; 11:00 AM to 1:30 PM					

TERMS & CONDITIONS:

1) The auction sale will be online E-Auction/Bidding through website https://baanknet.com on E-Auction date as mention with auto extensions of 5 minutes duration each in case bid placed within last 5 minutes.

2) Bidders have to log in on the website https://baanknet.com and get themselves registered. Deposit Pre Bid EMD amount before the close of E auction. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment and updation of the same in the website. This may take some time as per banking process and hence bidders in their own interest are advised to submit the Pre-Bid EMD amount well in advance, that is at least 24 hours before the e-auction date to avoid last minute rush.

3) For detailed terms and conditions of sale , please refer to the link provided in website of Maharashtra Gramin Bank i.e. and https://baanknet.com , Prospective bidders can contact: 1) Mr. Yashwant K Wankhede Authorized Officer/ Regional Manager, Maharashtra Gramin Bank, Regional Office, Latur Mobile No. 7588423438, email: rmlatur@mahagramin.co.in OR 2) Mr. Pradip G Nalawade, Branch Manager, Maharashtra Gramin Bank, Branch – GANJGOLA, Region – Latur, Mob.: 9561210252 3) Mr. Abhay Wawale, Legal Officer, Region – Latur, Mob. No. 7030616809 4) Mr. Uday Jadhav, Mob.: 9820878255 email: uday.jadhav@psballiance.com 5) Helpline no. 8291220220 and email: support.baanknet@psballiance.com

4) The successful bidder shall have to deposit 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings on the same day of the sale. The balance of the bid amount shall have to be deposited within 15 days of acceptance/confirmation of sale conveyed to them.

5) The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiple of Rs.10000/-(Rs. Ten Thousand only).

6) The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings by PSB Alliance.

7) The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the bank in full before date of sale, no sale will be conducted.

8) The property is sold on subject strictly on "As is where is basis" and "As is what is basis" and the intending bidders should make discreet inquiries as regards to any claim, charges on the property of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter, etc., will be entertained after submission of the online bid.

9) The Bank has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and condition of the sale without any prior notice and assigning any reason.

10) The purchaser shall bear the stamp duties, charges including those of sale certificates, registration charges, all statutory dues payable to government, taxes and rates and outgoings, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.

11) The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties, please contact the contact persons mention in (3) above.

12) The sale is subject to the conditions prescribed in the SARFEASIA Act/Rules 2002 and the conditions mentioned above.

Authorized Officer / Regional Manager
Maharashtra Gramin Bank, Regional Office, Latur

Date : 03.09.2025
Place : Latur

OFFICE OF THE RECOVERY OFFICER-II IN THE DEBTS RECOVERY TRIBUNAL, AURANGABAD

"Jeevan Suman", L.I.C. Building, Plot No.3, N-5, CIDCO, Aurangabad-431 003. (M.S).
Phone : (0240) 2473612, Telefax : (0240) 2473613, E-Mail : drtaurangabad-dfcs@nic.in

Form No.22 [See Regulation 31(1)]	
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT, 1993	
R.C. No. 38/2024	Exh : 26
E-AUCTION SALE NOTICE	
Date : 20/08/2025	

Date and Time of Auction : 08/10/2025 between 02.00 pm. to 03.00 pm

Last date and Time of EMD : 06/10/2025 up to 04.00 PM

To, State Bank of India V/s. Khandu Babanrao Gore

(CD1) Mr.Khandu Babanrao Gore,
R/o. Flat No.15847/75, Plot No.20, Aditya Nagar, Garkheda Parisar, Near Laxmi Narayan Mangal Karyalay, Aurangabad, Dist.Aurangabad.

Whereas Recovery Certificate No. 38/2024 dated 26/04/2024 in OA/407/2017 to pay to the Applicant Bank(s)/Financial Institution(s) Name of applicant, the sum of Rs.22,45,234.00 (Rupees Twenty Two Lakhs Forty Five Thousand Two Hundred Thirty Four Only) along with future interest @ 6.00% Simple Interest yearly w.e.f. 10/07/2017 till realization and costs of Rs.25,000/- (Rupees Twenty Five Thousands Only) from the CD(s) jointly and severally, and you, the CD(s), failed to repay the dues of the Certificate Holder Bank. And whereas the undersigned has ordered the sale of the Mortgage/Attached properties of the Certificate Debtor as mentioned in the Schedule hereunder towards satisfaction of the said Recovery Certificate. And whereas a sum Rs.33,56,801/- inclusive of costs and interest thereon up to 31-07-2025, payable to the applicant/Certificate Holder.

Notice is hereby given that in absence of any order of postponement, the said property shall be Sold on 08-10-2025 between 2.00 P.M. to 3.00 P.M. (with auto extension clause of bid in last 5 minutes before closing if required) by open public e-auction and bidding shall take place through "On Line Electronic Bidding" the website https://www.bankauctions.com of M/s.C1 India Pvt. Ltd., having address Plot No.68 3rd Floor, Sector-44, Gurugram, Haryana-122003, Contact Person : Mr.Bhavik Pandya, Contact No. +91 8866682937, E-mail id :- support@bankauctions.com maharashtra@c1india.com (Support Help Desk No.: 7291981124/25/26). The intending bidder should register themselves on the website of the aforesaid e-auction agency well in advance and get user ID and password for uploading of requisite documents and/or for participating in the public e-auction. The interested bidders may avail online training of e-auction, after deposit of EMD from M/s.C1 India Pvt. Ltd.

For further details contact : Mr.Nandkumar Nag & Mr.Rizwan Ansari, Chief Managers, State Bank of India, Stressed Assets Recovery Branch, Plot No. 01, Town Center, CIDCO, N-5, Aurangabad. Contact No.: 8447592092, 0240-2484625, E-mail id :- sbi12953@sbi.co.in

The Earnest Money Deposit (EMD), Reserve Price and Bid Increase, be fixed as follows :

Lot No.	Details of Property	EMD Amount (In Rs.)	Reserve Price (In Rs.)	Bid Increase in the Multiple of (In Rs.)
1	All the piece and parcel of Flat No.7, admeasuring area 48 Sq.Mtrs. in Renuka Apartment, CTS No.15847/75, Plot No.20, Aditya Nagar, Garkheda Parisar, Aurangabad, owned by Mr.Khandu Babanrao Gore, which is bounded as under: East : Flat No. 5 South : Flat No. 6 West : Open Space & Plot No.21 North : Open Space	2,70,000/-	27,00,000/-	50,000/-

Terms and Conditions :

(1) The EMD shall be paid through Demand Draft/Pay Order of any nationalized Bank/scheduled Bank in favour of the "Recovery Officer, DRT, Aurangabad in R.C. No.38/2024. The said Demand Draft/Pay Order qua EMD, alongwith self-attested copy of identity (voter 1- card/driving license/passport), which should contain the address for future communication, and self-attested copy of PAN card, and in the case of company, copy of resolution passed by the board members of the company or any other document confirming representation/attorney of the company also, must reach the Office of the Recovery Officer, DRT, Aurangabad latest by 06/10/2025 before 4.00 PM. In the case of individual, a declaration if the bid is on his/her own behalf or on behalf of his/her principals be also submitted. In the latter case, the bidder shall be required to deposit his/her authority and in case of default, his/her bid shall be rejected. The EMD or original proof of EMD received thereafter shall not be considered. (2) The envelope containing EMD or original proof of payment of EMD through NEFT/RTGS, along with details of the sender, i.e. address, e-mail ID and mobile number, etc., should be super-scribed "RC No. 38/2024", (3) The property is being sold on "as is where is basis" & "as is what is basis". (4) The physical inspection of the property/properties may be taken between 11.00 a.m. to 4.00 p.m. on 18/09/2025. (5) The highest bidder shall be declared to be the purchaser of any lot. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. (6) The unsuccessful bidder shall take the EMD directly from the Office of Recovery Officer, DRT, Aurangabad. (7) Once the bid is submitted it is mandatory for the bidder (s) to participating in the bidding process of the e-auction by logging in on the e-auction agency portal, failing which the EMD shall be forfeited to the Government, if the undersigned thinks fit. (8) The Successful/highest bidder shall have to 25% of his final bid amount after adjustment of EMD amount by next Bank working day in the form of Demand Draft/Pay order in favour of the "Recovery Officer, DRT, Aurangabad", in R.C. No. 38/2024 or directly by way of RTGS/NEFT in the Account No. 42910200000079 with Bank of Baroda, CIDCO Branch, Aurangabad, IFSC Code: BARBOCIDAUR of Recovery Officer, DRT, Aurangabad. (9) The successful/highest bidder shall deposit, through Demand Draft/Pay Order favoring Recovery Officer, DRT, Aurangabad on or before 15th day from the date of auction of the property, exclusive of such day, or if the 15th day be Sunday or other holiday, then on the first day after the 15th day by prescribed mode as stated in para 8 above. In addition to the above, the successful/highest bidder shall also deposit poundage fee @ 2% upto Rs.1,000 and @ 1% on the excess of such gross amount over Rs. 1000/- through DD in favour of Registrar, DRT, Aurangabad. (In case of deposit of balance amount of 75% through post the same should reach the Recovery Officer as above). In case of default of payment within the prescribed period, the property shall be re-sold, after the issue of fresh proclamation of sale The deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. (10) Heights bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer, DRT, Aurangabad. (11) No officer or other person, having any duty to perform in connection with sale either directly or indirectly bid for acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Activities, 1961 and the rules made there under and to the further following conditions. (12) The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation. (13) The undersigned reserves the right to accept any or reject all bids, if not found acceptable or to postpone the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

No. of lots	Description of the property to be sold	Revenue assessed upon the property or any part thereof	Details of Encumbrance to which property is liable	Claims if any which have been put forward to the property and other known particulars bearing on its nature and value
1	All the piece and parcel of Flat No.7, admeasuring area 48 Sq.Mtrs. in Renuka Apartment, CTS No.15847/75, Plot No.20, Aditya Nagar, Garkheda Parisar, Aurangabad, owned by Mr.Khandu Babanrao Gore, which is bounded as under: East : Flat No. 5 South : Flat No. 6 West : Open Space & Plot No.21 North : Open Space	Not Known	Not Known	Not Known
Given under my hand and seal of the Tribunal on this 20 th day of August, 2025 at Aurangabad				



Sd/-
(Chetan Warudkar)
Recovery Officer - II
Debts Recovery Tribunal, Aurangabad

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APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE OF IMMOVABLE PROPERTY/IES										
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 PROVISIO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002										
Reg. Ofc: 9 th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357174, 23357172, 23705414, Web:-www.pnbhousing.com										
B.O. AURANGABAD-E-1, E-2&E-3, Fourth Floor, AurangabadBusiness Centre, AdalatRoad, Aurangabad, Maharashtra -431001										
Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of M/s PNB Housing Finance Limited/Secured Creditor, will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS BASIS" as per the details mentioned below. Notice is hereby given to the borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), administrator(s), successors(s), assignee(s) of the respective borrowers/mortgagor(s) (since deceased) as the case may be indicated in Column no-A under Rule-8(b) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in M/s PNB Housing Finance Limited/Secured Creditor's website i.e. www.pnbhousing.com.										
Loan No.	Name of the Borrower / Co-Borrower/Guarantor/Legal heirs(s)	Demand Amount & Date (b)	Nature of possession (c)	Description of the Properties mortgaged	Reserve Price (Rs.)	EMD Submission of Bid (Rs.)	Last Date of Submission of Bid (Rs.)	Inspection Date & Time (H)	Date of Auction & Time (J)	Known Encumbrances/Court Case (Any)
HOU/ARNG/0422/986330 & NHL/ARNG/0622/997442	Ashamaji Gajanan Dhavle / Gajanan Vishwanath Dhavale, B.O. : AURANGABAD	Rs. 1466290.24 07-03-2024	Physical Possession	FLAT NO.302, BUILDING NO.14, STILL SECOND FLOOR, OMICRON ASPIRE, GUT NO. 14, FATTEPUR TAL AND DIST AURANGABAD MAHARASHTRA, INDIA, 431001	Rs. 1,070.00	Rs. 107000	18-09-25	08-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/ARNG/0822/1021100 & NHL/ARNG/0922/1031896	Praphul Jaywant Patil / Ashwini Praphul Patil, B.O. : AURANGABAD	Rs. 1830900.91 & 08-09-2023	Physical Possession	FLAT NO.11, 3RD FLOOR, WING NO.08, B-2 TYPE BUILDING Sana Vailka MAJEE SHENDRA JAHANGIR TO AND DIST AURANGABAD, AURANGABAD MAHARASHTRA - 431001, India.	Rs. 1,584.00	Rs. 158400	18-09-25	11-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	NOT KNOWN
HOU/ARNG/0722/948410	Brijendra Dwivedi / Jayshree Tukaram Kale, B.O. : AURANGABAD	Rs. 2235517.96 & 17-06-2024	Physical Possession	ROW HOUSE NO G 8, GUT NO 129, PHASE II, AKSHAD SUPER CITY GANGAPUR JAHANGIR, AURANGABAD, MAHARASHTRA, INDIA, 431001	Rs. 1,450.00	Rs. 145000	18-09-25	15-09-2025 12:00pm to 04:00pm	19-09-2025 Between 2PM to 03:00PM	Not Known
* Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser/s bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.) As on date, there is no order restraining and/or court injunction PNBHFL The authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is as mentioned in column no-K (2.) The prospective purchaser/bidder interested parties are requested to independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the file of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the bid (3.) (4.) Please note that the successful bidder(s) shall be bound to deposit 25% of the amount of sale price, (inclusive of earnest money) on the same day or not later than next working day. The sale may be confirmed in favour of (bidder/s) only after receipt of 25% of the sale price by the secured creditor in accordance with Rule 9(2) of the Security Interest (Enforcement) Rules, 2002. The remaining 75% of the sale consideration amount has to be deposited by the purchaser within 15 days from the date of acknowledgement of sale confirmation letter and in default of such deposit, the authorized officer shall forfeit the part payment of sale consideration amount within 15 days from the date of expiry of mandatory period of 15 days mentioned in the sale confirmation letter and the property/secured asset shall be resold as per the provisions of Sarfaesi Act. (4.) M/s C1 India Private Limited would be assisting the Authorized Officer in conducting the sale through an e-Auction having its Corporate office at Plot No. 68 3 rd Floor, Sector 44, Gurugram, Haryana 122003 Website : www.bankauctions.com For any assistance related to inspection of the property or obtaining the Bid Documents and for any other query or for registration, you have to co-ordinate with Ganesh Ankush/ Nilakshi Patil Toll Free No. - 1800 120 8800, E-Mail: auction@pnbhousing.com, is authorised Person of PNBHFL or refer to www.pnbhousing.com.										
PLACE :- AURANGABAD DATE :- 03.09.2025										
SD/-AUTHORIZED OFFICER, PNB HOUSING FINANCE LIMITED										



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 PROVISIO 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 "ASIS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under.

Sl. No	Loan Acc. No. / Branch	Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor	13(2) Notice Date/ Outstanding Due (in Rs.) As on	Date of Possession	Reserve Price in INR / EMD in INR
1	4454210080000001 / 4454-GARKHEDA	1) Kiran Mukund Shinde S/o Mukund Shahadu Shinde, 2) Sangita Kiran Shinde W/o Kiran Mukund Shinde, both are residing at Vigneshwara F-6, Ganesh Vasahat, Amlapuri Road, Jogeshwari, Aurangabad- 431133.	04.11.2022 / Rs.1280487.89 as on 20.09.2022	08.04.2025	Rs.7,26,000/- Rs.72,600/-

Description of the Immovable Property: All that pieces and parcel of Flat No. 6, built up admeasuring 28.81 sq mtr. In Vigneshwar Type A, Shree Ganesh Vasahat, Gut No. 96, Jogeshwari, Gangapur, Aurangabad. The property is owned by Kiran Mukund Shinde vide Registered Sale Deed No. 127 dated 09/01/2012

2	4454210180000003 / 4454-GARKHEDA	1) Mr. Madhav Shankar Hande, 2) Mrs. Godavari Madhav Hande, both are Residing at House no. 126/2 Matoshri Nagar Ranjangaon Shenpunji Aurangabad, Maharashtra - 431136, / Rs.19,08,955.10 as on 01.08.2023	05.08.2023 / Rs.19,08,955.10 as on 01.08.2023	13.12.2024	Rs.10,71,000/- Rs.1,07,100/-
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Description of the Immovable Property: All that piece and parcel of property being Milkat No. Old 3326, Milkat no. new 7260, 600sq.ft.built up 600sq.ft Matoshri Nagar, Rajangaon Shenpunji, Tq. Gangapur, Dist-Aurangabad. Bounded by East- 13 Ft Road, West- Shekh House, South- Ramesh Satpute House, North- Dattatray Galade House.

3	4454210180000015 / 4454-GARKHEDA	1) Saghar Krushna Valle S/o Krushna Valle, 2) Komal Sagar Valle W/o Sagar Valle, 3) Ashabai Krishna Valle, All are residing at Row House No. 8, F1, Hindustan Samuh Awas, Sarakuti Nakshatrawadi, Aurangabad, Maharashtra-431001.	04.11.2022 / Rs.16,61,968.70 as on 20.09.2022	28.09.2024	Rs.14,13,000/- Rs.1,41,300/-
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Description of the Immovable Property: All that pieces and parcel of Row House 08 in F-1 Type admeasuring 48.353 Sq mtrs built up area, area Sarakuti Gut No. 102/Part, Sector No. 7, Nakshatrawadi, Aurangabad. The property is owned by Ashabai Krushna Valle vide Sale Deed No. 4779 dated 08/12/2011

Date & Time of Inspection of the property(ies)	::	06.09.2025 & 20.09.2025 Between 11AM to 4PM
Date for Submission of Bid & EMD	::	23.09.2025 between 11 AM to 05 PM
Date and Time of Auction	::	24.09.2025 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 & Auction : 1) Ujjivan Small Finance Bank Ltd., Ground Floor, Renuka Prasad Building, No.70 Sarang Society Gajanan Maharaj Mandir Square Garkhede Road, Aurangabad Chhatrapati Sambhajinagar, Maharashtra-431005 for Sl.Nos.1, 2,3. (Contact : Krishna Singh-7767847584)

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/ effecting 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.bankauctions.com or https://www.ujjivansf.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.bankauctions.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@bankauctions.com , Auction portal - https://www.bankauctions.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