

**"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 Physical 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.	Name of the Account and Loan Amount	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. – 1379050000000231 1379050000000232 Mr. Dilip Dayadas Vaishnav (Borrower/Mortgagor) Mrs. Gayatri devi Dilip kumar Vaishnav (Co-Borrower & Mortgagor)	Date - 11/08/2023 Amount As Per Demand Notice U/S 13(2) – Rs. 26,46,685/- Date of Physical Possession – 15/02/2024 Amount As On Date : 38,94,077.55/- (04/05/2026)	Reserve Price Rs. 4,00,000/- EMD Rs.40,000/- Bid Increment Amount Rs. 10000	Auction Date and Time - 22nd May 2026 & 11.00AM to 1.00 PM EMD Submission Last Date –21th May 2026 Utkarsh Small Finance Bank Ltd., Lakadganj. Branch Office: - Ground floor, Honey Arjun Kaushalya Tower, Plot No. 268, Beside HDFC Bank, Central Avenue Road, Lakadganj, Nagpur, Maharashtra-440008. Inspection Date 14th and 15th May 2026.

Description of property/ies : Schedule Of Property:- Crown Palace, Fourth Floor, Apartment No. 407, Plot No. 1 & 2, P. H. No. 15, KH. No. 123, P. S. K. No. 15, Muoza- Bhilgaon, Tah- Kamptee, District Nagpur, Maharashtra-441001. East: Flat No. 406, West: Survey No. 126, North: Flat No. 401, South: Road.

2.	Account No. – 13790500000006005 Mr. Mukesh Dharampal Paswan (Borrower/Mortgagor) Mrs. Chourasiyabai Dharampal Paswan (Co-Borrower & Mortgagor)	Date - 05/06/2023 Amount As Per Demand Notice U/S 13(2) – Rs. 22,96,289/- Date of Physical Possession – 15/02/2024 Amount As On Date— 33,61,440.28/- (04/05/2026)	Reserve Price Rs. 5,00,000/- EMD Rs.50,000/- Bid Increment Amount Rs. 10000	Auction Date and Time - 22nd May 2026 & 11.00AM to 1.00 PM EMD Submission Last Date –21th May 2026 Utkarsh Small Finance Bank Ltd., Lakadganj. Branch Office: - Ground floor, Honey Arjun Kaushalya Tower, Plot No. 268, Beside HDFC Bank, Central Avenue Road, Lakadganj, Nagpur, Maharashtra-440008 Inspection Date 14th and 15th May 2026.
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Description of property/ies : Schedule Of Property:- Apartment No. 303 On Third Floor, Crown Palace, Plot No. 1 & 2, Muoza- Bhilgaon, P. H. No. 15, P. S. K. No. 15, KH. No. 123, Bhil City Road, Near N. K. Fitness Gym, Tah- Kamptee, District Nagpur, Maharashtra-441001. East: Flat No. 304, West: Flat No. 302, North: Boundary of Plot No. 5 & 6, South: Flat No. 305.

3.	Account No. – 13650600000006071 Mr. Navin Sunil Ghosh (Borrower/Mortgagor) Mr. Sunil Ganeshlal Ghosh (Guarantor)	Date - 07/11/2024 Amount As Per Demand Notice U/S 13(2) – Rs. 33,73,608.04/- Date of Physical Possession – 03/06/2025 Amount As On Date – 41,65,894.09/- (04/05/2026)	Reserve Price Rs. 16,00,000/- EMD Rs.1,60,000/- Bid Increment Amount Rs. 10000	Auction Date and Time - 22nd May 2026 & 11.00AM to 1.00 PM EMD Submission Last Date –21th May 2026 Utkarsh Small Finance Bank Ltd., Lakadganj. Branch Office: - Ground floor, Honey Arjun Kaushalya Tower, Plot No. 268, Beside HDFC Bank, Central Avenue Road, Lakadganj, Nagpur, Maharashtra-440008. Inspection Date 14th and 15th May 2026.
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Description of property/ies : Schedule Of Property:- Plot No. 8, Apartment Flat No. 2/C/4, on the Second Floor of the Building known as Basera Apartment, Building No. 2, Corporation House No. 300/E/11, KH No. 1/8, City Survey No. 1, Sheet No. 197/1, 242/1, Ward No. 61, Mouza Police Line Takli, Situated at R.M.S. Colony, Near Jafer Nagar, Near Kids World School, Boragaon Road, Nagpur, Tahsil & District Nagpur, Maharashtra-440013. East: Land No. KH 1/177, West: Land No. KH 1/1, North: Land of Shri Choudhary, South: Land of Shri Acharaj Singh, Shiv Durga & Beyond.

All interested participants /bidders are requested to visit <https://www.bankeauctions.com> and www.utkarsh.bank.in for further details including term & conditions, to take part in e-auction proceeding and also advised to contact Mr. Yogesh Nutan Jibhakate Mob. 9923473003, E-mail yogesh.jibhakate@utkarsh.bank.in,

THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) & 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2022.

STATUTORY 15 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
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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 1375200000000031FSCUTKS0001375 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- yogesh.jibhakate@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- 06.05.2026 Place – NAGPUR

Authorized officer, Utkarsh Small Finance Bank Ltd