



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.

[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 Symbolic 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	136506000006090	M/S Sai Bardana (Through Its Proprietor Mrs. Yogita Chatur Kachhavah) (Borrower) Mrs. Yogita Chatur Kachhavah (Co-Borrower & Mortgagor) Mr. Chatur Singh Kachhavah (Co-Borrower)	₹ 29,03,378.52/- 05/08/2025	16/10/2025 Symbolic	₹ 30,91,226.50/- (21/01/2026)	₹ 33,61,050/- ₹ 3,36,105/-	10,000/-	24-02-2026 & 11 am-1 pm	19-02-2026 20-02-2026

EMD Submission Last Date	23-02-2026	Place of Submission Bids & Documents	Utkarsh Small Finance Bank Ltd.- Bhopal Branch Office: - Ground Floor, Honey Arjun Kaushalya Tower, Plot no. 268, Beside HDFC Bank, Central Avenue Road, Lakadganj, Nagpur (MH) – 440008.
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Encumbrances known to the Bank	Nil	Litigation against Property mentioned in the Description	Nil
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Description Of Property/ies:- All that part and parcel of the property situated at Middle Part of Plot No. 68, KH No. 130/11, PH No. 10, Ward No. 42, NMC House No. 855/A/68, Sheet No. 366/59, Behind Chitrashala Mata Mandir, Prem Nagar Mouza Binakhi, Tahsil & District Nagpur, Maharashtra-440002. East: 9 Mtr. Wide Road, West: 1.5 Mtr. Wide Lane, North: Remaining Portion of Plot No. 68 of Mr. Harishchandra Bhojar, South: Remaining Portion of Plot No. 68 of Mr. Manohar Ubani.

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 Authorized officer **Mr. Subhash Khairnar Mob. 7874223472, E-mail Subhash.khairnar@utkarsh.bank**

THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2022.

STATUTORY 30 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- 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: 22-01-2026
Place: Nagpur

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