



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.

"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	161505000 0006012	Mr. Sopan Dadarao Gore (Borrower & Mortgagor) Mrs. Laxmi Sopan Gore (Co-Borrower & Co-Mortgagor)	14,14,811.20/- 25-11-2024	06-03-2025 Symbolic	15,19,417.93/- 19-05-2025	14,46,400/- 1,44,640/-	10,000/-	24-06-2025 11am - 1pm	19-06-2025 20-06-2025

EMD Submission Last Date	23-06-2025	Place of Submission Bids & Documents	Utkarsh Small Finance Bank Ltd., Branch Office: Showroom No. 3 & 4, Chetan Trade Center, Jalna Road, Aurangabad- 431001.
--------------------------	------------	--------------------------------------	--

Encumbrances known to the Bank	Nil	Litigation against Property mentioned in the Description	Nil
--------------------------------	-----	--	-----

**Description of property/ies:** All that part and parcel of the property situated at Flat No. E- 22, 6 th Floor, E- Building, Vishakha Apartment, Nakshtagan, Gut No. 102, At Nakshtawadi, Taluka & District Aurangabad, Maharashtra-431002. East: Flat No. E-23, West: Sector A-06, North: Anuradha Building,, South: Flat No. E-21.

2	157005000 0006005	Mr. Sonu Kumar (Borrower & Mortgagor) Mr.Ramsurat Santram Sharma (Co-Borrower & Co-Mortgagor)	19,72,289.55/- 28-01-2025	21-04-2025 Symbolic	20,65,329.99/- 19-05-2025	18,91,787/- 1,89,179/-	10,000/-	24-06-2025 11am - 1pm	19-06-2025 20-06-2025
---	----------------------	--	------------------------------	------------------------	------------------------------	---------------------------	----------	--------------------------	--------------------------

EMD Submission Last Date	23-06-2025	Place of Submission Bids & Documents	Utkarsh Small Finance Bank Ltd., Branch Office: Shop No.3, Siddhi Pooja Trade Center, Opp BYK College, College Road, Nashik- 422005.
--------------------------	------------	--------------------------------------	--

Encumbrances known to the Bank	Nil	Litigation against Property mentioned in the Description	Nil
--------------------------------	-----	--	-----

**Description of property/ies:** All that part and parcel of the property situated at Flat No. B- F-05, First Floor, "Vedashri Co- operative Housing Society Ltd. Nashik", Building No. 05, Wing-B, S. No. 19/1/B/2/2, Near Rao Hotel, Chanakya Puri Society, Mahsru Link Road, Makhmalabad, Nashik, Maharashtra- 422003. East: By open Space, West: By Flat No. 6, North: By Flat No. 4, South: By Open Space & Wing No A.

3	161506000 0006030	Mrs. Sanjivani Sakhamore (Borrower/Mortgagor) Mr. Santosh Khira Chavan (Guarantor)	8,72,340/- 28-10-2024	14-05-2025 Physical	9,51,821.39/- 19-05-2025	12,41,400/- 1,24,140/-	10,000/-	24-06-2025 11am - 1pm	19-06-2025 20-06-2025
---	----------------------	---	--------------------------	------------------------	-----------------------------	---------------------------	----------	--------------------------	--------------------------

EMD Submission Last Date	23-06-2025	Place of Submission Bids & Documents	Utkarsh Small Finance Bank Ltd., Branch Office: Showroom No. 3 & 4, Chetan Trade Center, Jalna Road, Aurangabad- 431001.
--------------------------	------------	--------------------------------------	--

Encumbrances known to the Bank	Nil	Litigation against Property mentioned in the Description	Nil
--------------------------------	-----	--	-----

**Description of property/ies:** All that part and parcel of the property situated at Plot No. 36, Row House No. 36, Shrinivas Nagar, Gut No. 90, Deolai, Tahsil & District Chhatrapati Sambhajinagar (Aurangabad), Maharashtra -431001, East: Road, West: Row House No. 33, North: Row House No. 37, South: Row House No. 35.

4	157006000 0006084	Mr. Aakash Jagdish Sadhwani (Borrower) Mrs. Manju Jagdish Sadhwani (Co-Borrower) Mr. Jagdish Bhagatram Sadhwani (Co-Borrower & Mortgagor)	1,90,78,536.46/- 04-02-2025	21-04-2025 Symbolic	1,97,65,014.56/- 19-05-2025	2,73,33,030/- 27,33,303/-	10,000/-	24-06-2025 11am - 1pm	19-06-2025 20-06-2025
---	----------------------	--	--------------------------------	------------------------	--------------------------------	------------------------------	----------	--------------------------	--------------------------

EMD Submission Last Date	23-06-2025	Place of Submission Bids & Documents	Utkarsh Small Finance Bank Ltd., Branch Office: Shop No.3, Siddhi Pooja Trade Center, Opp BYK College, College Road, Nashik- 422005.
--------------------------	------------	--------------------------------------	--

Encumbrances known to the Bank	Nil	Litigation against Property mentioned in the Description	Nil
--------------------------------	-----	--	-----

**Description of property/ies:** All that part and parcel of the property situated at Ground + 1 st Floor, South Side Part of Plot No. 55, F.P. No. 487, Sr. No. 733/2A/18, Mahtama Nagar, Opposite Jaipur House, Nashik, Maharashtra - 422005. East: By Road, West: By Plot No. 54, North: By Remaining Part of Plot No. 55 Then Plot No. 56, South: By Road.

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. Battise Mayurkumar Subhashbhai Contact No. 7016155165 and Email: mayur.battise@utkarsh.bank**  
**THIS IS ALSO A STATUTORY 30 DAYS SALE NOTICE UNDER Rule 8 (6) & 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002.**

**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: [mayur.battise@utkarsh.bank](mailto:mayur.battise@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: 22/05/2025  
Place: Maharashtra

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