

UJJIVAN SMALL FINANCE BANK LTD		POSSESSION NOTICE
Registered Office: Grape Garden, No. 27/3rd A Cross, 18th Main, 6th Block, Koramangala, Bengaluru, Karnataka-560095		(for Immovable property) [Rule 8(1)]
Regional Office: GMITT Building Plot No. D-7, Sector-3 Noida (UP)		















Whereas, the undersigned, being the Authorised Officer of Ujjivan Small Finance Bank Ltd., under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice to Borrower / Guarantor on the dates mentioned hereunder calling upon the Borrower(s) / Guarantor(s) to repay the amount mentioned in the said demand notice by the date of the notice. The Borrower/Co-Borrower/Mortgagor(s) having failed to repay the amount, notice is hereby given to the Borrower/Mortgagor, Co-Borrower/Mortgagor, Co-Borrower and the public in general that the undersigned has taken SYMBOLIC POSSESSION of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the said Act read with rule 8 of the Security Interest Enforcement Rules, 2002, on the dates mentioned against each account. The Borrower/Mortgagor/s, Co-Borrower/Mortgagor/s and Co-borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The Borrower/Mortgagor, Co-Borrower/Mortgagor and Co-Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property to be subject to the charge of Ujjivan Small Finance Bank Ltd. for an amount of for amount(s) mentioned herein below besides interest and other charges/expenses against each account.

Name of address of Borrower / Co-Borrower/Mortgagor	Description of the Immovable Property	13(2) Notice Date No. of days Notice Interest as on 20-03-2025
1. Shakuntala Devi o/ Shakuntika Devi o/ Kumari o/ Shakuntika Devi o/ Leh Raj No. 1102, Near Gita Public School, Nanda (93, Ambala, Haryana - 133104, 2 Jasbir Singh So Ghamanda Singh/R/o H. No. 66-A, Ram Nagar, Samta Galt, Ambala Canton, Ambala, Haryana-133001	all that Part & Parcel of property addressed 6 marla or 182 sq yds, situated in village, Jambhali near village 1995-1996 Intakal no. 3848, 8/78 part of Khassa No. 94/18/21 (3-18), Village Shaha, Tehsil Shaha, District Ambala, Haryana which is bounded as follows: Boundaries: East: Bhujal/Open plot, West: Bhujal and Road/Dead end and street, North: Bhujal/ Open plot, South: Bhujal/ Other house and street and other plot. The Property belongs to Shakuntala Devi o/Leh Raj Devi o/Shakuntika Kumari o/ Shakuntika Devi o/Leh Raj i.e. no. 1 between you	13/2) Notice Date No. of days Notice Interest as on 20-03-2025 05/08/2025
		Loan Account No. 223921070000046
















Place: Noida, Date: 08/08/2025

Authorised Officer, Ujjivan Small Finance Bank Ltd.

<p>ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ ਪੰਜਾਬ ਏਂਡ ਸਿੰਧ ਬੈਂਕ (भारत सरकार का उपक्रम)</p>	 ਪੀ.ਐਸ.ਬੀ	<p>ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫ਼ਤਹਿ PUNJAB & SIND BANK (A GOVT. OF INDIA UNDERTAKING)</p>
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Sr. No.	Name of the Branch/ Account/ Borrower(s)/ Guarantor(s)	Details of Immovable Property/ies	Dues	Reserve Price		Name & Contact No. of Authorised Officer & Email Of Branch	Property inspection date & Time	Last Date & Time of EMD submission Status of Possession	Date/ Time of E-Auction	QR Code (Photo)	QR Code (location)	QR BAANKNET	O/s Govt. Dues, if any					
				EMD	Bid Increase Amount													
1.	Borrower : M/s Vistaar Industries through its Prop. Anupma Goyal W/o Rajnish Goyal, situated Opposite Polytechnic College, Devi Wala Road, Kotkapura. Prop./ Borrower : Anupma Goyal W/o Rajnish Goyal R/o Plot No. 70, Situated Arvind Nagar, Bathinda Road, Kotkapura. Guarantor : Rajnish Goyal S/o Deep Chand S/o Nathu Ram, Resident of Plot No. 70, Situated Arvind Nagar, Bathinda Road, Kotkapura. BRANCH OFFICE : KOTKAPURA.	LOT : 1. Land measuring 8K-1.11M omprising Rectangle No. 164, Killa No. 16/1Min/1-0 (size 5 Karma x 36 Karma) Killa No. 17/1 min/0-7.78 (Size 5 Karma x 14 Karmas), Rectangle No. 164, Killa No. 16/2/1min/4-16 (size 24 Karma x 36 Karmas) rectangle No. 164, Killa No. 17/2/1min/1-17 33 (Size 14 Karma x 24 Karma), Khewat No. 62, Agward Asmile, Situated at Moga Road, Kotkapura, Sale deed no. 41/2017-18/1/16999 dated 20.03.2018 in the name of M/s Vistaar Industries . Bounded as under:- North : Rajdavinder Singh Etc. 50 Karma, South: Passage 50 Karma, East: Passage 29 Karma vide 8 Karma, West: Rajdavinder Singh Etc. 29 Karma. LOT : 2. Property measuring 454.89 Sq. yards (15 marlas) size 46"x89" being 15/111 share of 5 Kanals 11 Marlas comprising Khasra No. 436/11/2/0-13 Khewat No. 127, Khatauni No. 166 in Agwarh Kashmiri & Khasra No. 436/11/3/4-18 Khewat No. 238, Khatauni No. 505 Agwarh Nehra, Plot No. 70 situated at Arvind Nagar, Bathinda Road, Kotkapura sale deed No. 581 dated 28.05.2010 in the name of Rajnish Goyal & Anupma Goyal . Bounded as under : North : Passage 35' wide side 89', South : Plot No. 71, wide side 89', East : Boundary Wall of Colony, 46', West : West Passage 35' wide side 46'. Note : This Property is also mortgaged in Housing loan of Rajnish Goyal & Anupma Goyal. LOT : 3. HYPOTHECATION OF PLANT & MACHINERY.	Rs. 4,85,41,181.79 with interest applied as on 30.06.2022 Plus interest & other charges thereon Rs. 52,57,986.09 with interest applied as on 31.07.2022 Plus interest & other charges thereon	Property : 1 Rs. 1,33,00,000/-	Rakesh Khurana Mob. 7527007650 Email: k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM				Not Known to the Bank						
				Rs. 13,30,000/-														
				Rs. 1,50,000/-														
										Property : 2 Rs. 1,30,00,000/-								Not Known to the Bank
				Rs. 13,00,000/-														
				Rs. 1,50,000/-														
										Property : 3 Rs. 76,00,000/-								Not Known to the Bank
				Rs. 7,60,000/-														
				Rs. 50,000/-														
				2.					I) M/s Deep Constructions through Its Prop. Munish Goyal S/o Deep Chand Goyal R/o 87-Arvind Colony, Bathinda Road, Kotkapura. (ii) Munish Goyal S/o Deep Chand Goyal R/o 87-Arvind Colony, Bathinda Road, Kotkapura Prop./ Borrowers (iii) Rajneesh Kumar S/o Deep Chand S/o Nathu Ram R/o Plot No. 70 situated Arvind Nagar, Bathinda Road, Kotkapura (iv) Deep Chand S/o Nathu Ram R/o Plot no.70 situated Arvind Nagar, Bathinda Road, Kotkapura (iv) Neeraj W/o Munish Goyal S/o Deep Chand Goyal R/o 87-Arvind Colony, Bathinda Road, Kotkapura (Guarantors). Branch Office : Kotkapura.	1. House built on land measuring 964 sq yards situated Near Bijli Ghar, (Malwa Gas Agency) Muktsar Road, Kotkapura in the name Deep Chand, Munish Goyal, Rajneesh Kumar & Bounded as under : North : Gurdev Singh, Kawaljit Singh Brar 58'8", South : Muktsar Road 53'8" Kawaljit Singh Brar 5', East : Sham Lal, Dina Nath etc.149", West : Gurdev Singh, Kawaljit Singh Brar Sahil & Swani 44' & 111'0", Sale Deed No. 2543 dated. 27.07.1987, 329 dated. 08.05.2003 and 330 dated. 08.05.2003.	Rs. 2,74,82,723.15 as on 31.08.2022 plus further interest and other charges thereon w.e.f. 01.09.2022 Less Recovery if any.	Rs. 2,19,00,000/-	Rakesh Khurana, Chief Manager, Mob. No. 7527007650 Email id : k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM		
Rs. 21,90,000/-																		
Rs. 1,50,000/-																		
3.	Borrower :M/s Harimander Trading Co. Near Mahalaxmi Palace Muktsar Road Kotkapura, Tehsil Kotkapura, District Faridkot Through Its Prop. Smt. Charanjit Kaur W/o Gagandeep Singh S/o Gurmali Singh, Tehsil Kotkapura Distt. Faridkot. 2nd address: Smt. Charanjit Kaur W/o Gagandeep Singh S/o Gurmali Singh, Near Mahalaxmi Palace Muktsar Road Kotkapura. Tehsil Kotkapura Distt. Faridkot. Guarantor(s): 1. Gagandeep Singh S/o Gurmali Singh Near Mahalaxmi Palace Muktsar Road Kotkapura. Tehsil Kotkapura Distt. Faridkot. 2. Gurmali Singh S/o Puran Singh Near Mahalaxmi Palace Muktsar Road, Kotkapura. Tehsil Kotkapura Distt. Faridkot. Branch Office : Kotkapura.	Property i.e. Property measuring 764 sq. yards situated at Jiwan Nagar, Beer Road, B/S Moden Marble Kotkapura, Tehsil Kotkapura, District Faridkot & Bounded as under:- North:- Street 113', South: Tehal Singh 58' 4" + 56' 8" +16' 3", East: Street 62'6", West: Virsa Singh 75'1".	Rs. 1,11,58,852.72 with interest applied upto 01.07.2021 Plus interest & other charges thereon, w.e.f. 02.07.2021 Less Recovery if any.	Rs. 32,60,000/-	Rakesh Khurana, Chief Manager, Mob. No. 7527007650 Email id : k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM				Not Known to the Bank						
				Rs. 3,26,000/-														
				Rs. 10,000/-														
4.	Borrower : M/s Bajaj Cement Suppliers, Faridkot Road, Kotkapura Tehsil Kotkapura, District Faridkot. through its Partners 1. Rajeev Bajaj S/o Raj Kumar Bajaj S/o Krishan Chand R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. 2. Sanjeev Bajaj S/o Raj Kumar Bajaj S/o Krishan Chand, R/o Dr. Dulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. Guarantor : 1. Rajni Bajaj W/o Raj Kumar Bajaj S/o Krishan Chand, R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. 3. Anjali Chhabra W/o Pardeep Chhabra S/o Hukam Chand R/o 136/10(61-D), Street No. 3, Radha Swami Nagar, Moga. 4. Mamta Bajaj W/o Rajeev Bajaj S/o Raj Kumar Bajaj S/o Krishan Chand R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. Branch Office : Kotkapura.	Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon Rs. 1,1																

<p>5. Borrower : 1. M/s Bajaj Enterprises Faridkot Road, Kotkapura Tehsil Kotkapura Distt. Faridkot through its Prop. 2. Rajeev Bajaj S/o Raj Kumar Bajaj S/o Krishan Chand, R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. Guarantor: 1. Sanjeev Bajaj S/o Raj Kumar Bajaj S/o Krishan Chand, R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. 2. Rajni Bajaj W/o Raj Kumar Bajaj S/o Krishan Chand, R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. 3. Bharti Bajaj W/o Sanjeev Bajaj S/o Raj Kumar Bajaj S/o Krishan Chand R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. 4. Anjali Chhabra W/o Pardeep Chhabra S/o Hukam Chand R/o 136/10(61-D), Street No. 3, Radha Swami Nagar, Moga. 5. Mamta Bajaj W/o Rajeev Bajaj S/o Raj Kumar Bajaj S/o Krishan Chand R/o Dr. Tulsi Ram Street (Janta Dhaba), Muktsar Road, Kotkapura, Tehsil Kotkapura, District Faridkot. 6. Madan Gopal Sachdeva S/o Shivdita Mall S/o Bahadur Mall R/o # 85, Arvind Colony, Kotkapura, Tehsil Kotkapura District Faridkot.</p> <p>Branch Office : Kotkapura.</p>	<p>Demand Notice Date & Outstanding Amount (Rs.) as on + future interest & other expenses thereon</p> <p>Rs. 1,49,54,195.39p as on 30.09.2018</p> <p>Plus interest & other charges thereon</p>
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DESCRIPTION OF PROPERTY/IES SECURED IN THREE ACCOUNTS i.e. SR. No. 19,19& 20	Reserve Price	Name & Contact No. Of Authorised Officer & Email Of Branch	Property Inspection date & Time	Last Date & Time of EMD submission status of Possession	Date/ Time of E-Auction	QR Code (Photo)	QR Code (location)	QR BAANKNET	O/s Govt. Dues, if any
	EMD								
	Bid Increase Amount								
LOT : 1. All part & parcel 197 5/18 Sq. yards Situated in Dr. Tulsi Ram street with municipal no. B-V/286, Near Janta Dhaba, Muktsar Road, Kotkapura & Bounded as:- NORTH: Fajir Chand 60'6", SOUTH: Street 60'6", EAST : Roshan Lal 29'6", WEST : Street 29'6".As per Transfer deed executed & registered / writing no. 1704, Bahi no. 1, Zild No.1595, Page no. 68-72, registered in the office of Sub-Registrar, Kotkapura on 07.12.2009.	Rs. 64,00,000/-	Mr. Rakesh Khurana, Chief Manager, Mob. No. 7527007650, Email id : k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM				Not Known to the Bank
	Rs. 6,40,000/-								
	Rs. 10,000/-								
LOT : 2. Land measuring 16 Marlas (500 sq. yards) comprising Khasra no.195/19/2/20-16 Agwarh Kunjdagra, near Kali Wali Bhatthi, Focal Point Kotkapura & Bounded as:- NORTH: Parveen Jain 60', NORTH: Baljit Rani 60', EAST: Street 76', WEST: Agriculture Land 76'.As per Sale deed / writing no. 2886,2887, registered in the office of Sub-Registrar, Kotkapura on 27.01.2017.	Rs. 12,50,000/-	Mr. Rakesh Khurana, Chief Manager, Mob. No. 7527007650, Email id : k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM				Not Known to the Bank
	Rs. 1,25,000/-								
	Rs. 10,000/-								
LOT : 3. All the part & parcel of Property measuring 17 marlas 03 Sarsahi (524.23 sq. yards) being 1/16 share of 13 Kanals 17 marlas comprising Khasra No. 9/12/1/1-4, 12/2/1-4, 8/15/3-17, 9/11/2/712 Khewat No. 2996-2997, Khatauni No. 3769-3771 situated at Moga Mehla Singh, Suraj Kande Wali Gali, Suraj Nagar, Near New Grain Market, Zira Road, Moga & Bounded as : As per deed : North : Gulshan kumar etc. South : Street, East : Kailash Rani etc, West : Parveen Kumar. Actual : North : Gulshan Kumar etc. 157'3", South : Parveen Kumar 157'3.2" (nitric acid Factory), East : Kailash Rani etc. 30', West : Street 30'.	Rs. 25,00,000/-	Mr. Rakesh Khurana, Chief Manager, Mob. No. 7527007650, Email id : k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM				Not Known to the Bank
	Rs. 2,50,000/-								
	Rs. 10,000/-								
LOT : 4. House built on land measuring 00 Kanlas 04 marlas being 4/173 share of 08 Kanals 13 Marlas comprising Khewat No. 179/1095, khasra No. 619/min/8-13 as per jamabandi for the year 2008-09 situated in bank side Rishi Yog Ashram, Street No. 1, Ward No. 1, Raja Basti College Road, Village Nehia Wala, Goiana Mandi, Tehsil Goniaeana Mandi, District Bathinda & Bounded as : East : Street 20' wide side 20', West : Vacant Plot 20', North : Street 20', wide side 56 % Sotuh : Burja Wale 56 % As per sale deed/Writing No. 1565, duly registered in the office of Sub-Registrar, Goniaia Mandi on 13.03.2015.	Rs. 8,90,000/-	Mr. Rakesh Khurana, Chief Manager, Mob. No. 7527007650, Email id : k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM				Not Known to the Bank
	Rs. 89,000/-								
	Rs. 10,000/-								
LOT : 5. House built on land measuring 6 ½ Marlas being 13/640 share of 16 Kanals 0 Marlas comprising Khewat no.179/1086, 1088 Khasra no.617/min/15-13-7.20, 617min/0-6-1.80 as per Jamabandi for the year 2008-2009 situated on back side of Rishi Yog Ashram, Wards no.1, Street no.1, Raja Basti College Road, Village NEHANWALA, Goniaia Mandi, Tehsil Goniaia Mandi, Distt. Bathinda & Bounded as:- EAST : Surjit Singh etc. 29', WEST : Street 29'2", NORTH : Vacant plot 60'10", SOUTH : Lachman Singh 59'8". As per Sale deed / Writing no.1145, duly registered in the office of Sub-Registrar, Goniaia Mandi on 14.11.2014.	Rs. 10,00,000/-	Mr. Rakesh Khurana, Chief Manager, Mob. No. 7527007650, Email id : k0090@psb.co.in	20.08.2025 11:00 A.M. to 12:00 Noon	28.08.2025 upto 04:00 PM Physical Possession	29.08.2025 12:00 PM to 03:00 PM				Not Known to the Bank
	Rs. 1,00,000/-								
	Rs. 10,000/-								

Terms & Conditions: The e-auction is being held on **"AS IS WHERE IS", "AS IS WHAT IS" WHATEVER THERE IS" AND "WITHOUT ANY RECOURSE" 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 enquiries regarding the encumbrances, title of the properties put on auction and claims/rights/dues/affecting 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 properties are 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 3rd parties claim/rights/dues. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specifications before submitting their bid. The inspection of property(ies) put on auction will be permitted to the interested bidders on the date mentioned above against each account. 3. The interested bidders shall submit their EMD through Web Portal: <https://baanknet.com> (the user ID & Password can be obtained free of cost by registering name with <https://baanknet.com> through Login ID & Password. 4. After registration by bidders in the web portal, the intending bidder/purchaser is required to get the copies of the following documents uploaded in the web portal before the last date and time of submission of the bid document viz (i) copy of the NEFT/RTGS challan, (2) Copy of PAN Card, (3) Copy of residence proof/identification (KYC) viz. self attested copy of Voter ID Card/Driving license/passport/ration card etc., without which the bid is liable to be rejected. Uploading of scanned copy of annexures II and III (mentioned in the tender Notice) after duly filling up and signing. 5. The interested bidders who require assistance in creating login ID and password, uploading data, submitting bid documents, training/ demonstration on online inter-se bidding etc may contact support.baanknet@psballiance.com **Contact No. +91 82912 20220.** 6. Only the buyers holding valid user ID/password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-auction process. For further details please visit <https://baanknet.com> & also may be contacted to Respective Branches.

Note: The measurement of above mentioned properties, however, be verified by the bidders at site and also from record of the Revenue Authorities prior to participating in auction.

<p align="center">EMD TO TRANSFERRED BY BIDDERS IN THEIR OWN WALLET PROVIDED ON E-AUCTION PORTAL I.E. https://www.baanknet.com DETAILS OF ACCOUNT IN WHICH REMAINING AMOUNT AFTER EMD IS TO BE DEPOSITED THROUGH RTGS/NEFT: A/C NAME - NEFT PARKING ACCOUNT, A/C NUMBER - 80055040070003, IFS CODE - PSIB0008005 STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002</p>		
Date : 07.08.2025	Place: Faridkot	(Authorised Officer, Punjab & Sind Bank)