

"APPENDIX- IV-A**"
[See proviso to rule 8 (6)]

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 Co-Borrower 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>.

Loan Account No. & Name of Borrower(s)/ Mortgagor/G uarantor	Date & amount under Demand Notice U/S 13(2) & Date of Symbolic possession, Amount	Description of property/ies	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
Account No – 1592060000006013 RAHUL AGARWAL (BORROWER / MORTGAGOR) RANJITA DAS AGARWAL (Co-Borrower)	11-02-2026 and Rs.20602698.26/- as demand notice Symbolic Possession Dated 29/05/2026 Amount of Rs.21438460.43/- as on 27/05/2026	All that Piece and parcel of Commercial hall measuring about 3152 Sq.ft. Super built up area more or less. Admeasuring 2501.587 Sq.Ft as Carpet area . on the Ground Floor, South East Side, Building Known as "Eminent Complex " G+3 Storied Building built and constructed on the land measuring about	Reserve Price- Rs. 3,15,20,000.00 /- (Rs. Three Corer Fifteen Lakh Twenty Thousand Only) EMD- Rs.31,52,000/- (Rs. Thirty One Lakh Fifty Two Thousand Only) Bid Incremental Amount of Rs. 10,000/-	E- Auction Date- 21 st -September - 2026, Time - 11 AM to 1 PM (with unlimited extension of 5 minutes) EMD Submission Last Date –17 th - September-2026 Place of Submission of Bids - Utkarsh Small Finance Bank Limited

		09 Cottahs 15 Chittacks little more or less comprised in lying and situated at Mouza- Bhadrakali, JL No-9,Touzi No-804B1 Comprised in R.S Dag Nos-709,709/1290,1290 Corresponding to L.R Dag No-755,756,757,770 Under R.S Khatian Nos-1571, 1573 , Corresponding to L.R.Khatian Nos-3221, 7003, 7004, 7005,7006,7007,7008,7009, 7010 Within the limits of Uttarpara Kotrang Municipality, Under Ward No-7,Holding No-10/5 Dwarika Jungle Lane. P.O- Bhadrakali, Kolkata- 712232 A.D.S.R- Sodepur Under P.S-Uttarpara, District- North 24 Parganas,Kolkata - 700113 Vide Original Sale Deed No-190301985 for the year 2025 , Book No 1 Volume Number-1903 - 2025, Pages-79169 to 79193 Property bounded by:- East:- By 5 ' Feet wide Common Passage West: By Kamalaya Apartment		- Zonal Office:- 2nd Floor,Megatherm Tower,Plot No-L1, Block-GP,Electronics Complex,Sector-5,Salt Lake City, Kolkata- 7000091 Inspection Date- 14th -15th – September -2026
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		North: By House of Sri Pradyut Kr Saha South: By 30' feet Wide Dwarika Jungle Lane		
Account No – 1548050000006038 SURANJAN MUKHERJEE S/O MUKUL MUKHERJEE (BORROWER / MORTGAGOR) MOUMITA MUKHERJEE W/O SURANJAN MUKHERJEE (Co Borrower)	12-02-2026 and Rs. 10244118.08/- as demand notice Symbolic Possession Dated 17/06/2026 Amount of Rs-10630165.07/- as on 16/06/2026	All that piece and parcel of one self Contained Residential flat bearing Flat No. 3B on the 3rd floor, North East Facing side, measuring about 1010 Sq.ft, Covered area more or less, together with a Covered Car Parking space 100 sq.ft, Little more and less on the ground floor built & constructed upon land measuring 03 Cottah and 01 Chittacks 25 Sq.ft little more or less comprised in Premises No- 20/7A,Aswini Dutta Road-,Kolkata- 700029 Ward No-85,Within the local limits of the Kolkata Municipal Corporation,P. S- Gariahat, P.O- Gariahat, A.D.S.R- Alipore, Vide	Reserve Price- Rs.1,11,10,000.00 /- (Rs. one Corer Eleven Lakh Ten Thousand only) EMD- Rs.11,11,000/- (Rs. Eleven Lakh Eleven Thousand Only) Bid Incremental Amount of Rs. 10,000/-	E- Auction Date- 21st -September-2026, Time - 11 AM to 1 PM (with unlimited extension of 5 minutes) EMD Submission Last Date – 17th - September -2026 Place of Submission of Bids - Utkarsh Small Finance Bank Limited - Zonal Office:- 2nd Floor,Megatherm Tower,Plot No-L1, Block-GP,Electronics Complex,Sector- 5,Salt Lake City, Kolkata- 7000091 Inspection Date- 14th – 15th – September-2026

		Original Sale Deed No- 160501726 for the year 2022 Book No 1 Volume Number-1605 - 2024,Pages- 60824 to 60865 Property bounded by:- East: By 30 Mahanirban Road West: By Premises No. 20/6 Aswini Dutta Road North:- By Partly Premises No 13 and 16 Panditiya Road. South: By divided and demarcated southern portion of premises No. 20/7A Aswini Dutta Road and 15 feet wide common Passage from the main Road		
Account No – 1580050000006020 CHINMOY MALLICK S/O BHUBAN CHANDRA MALLICK (Borrower / Mortgagor) SATHI MALLICK W/O CHINMOY MALLICK (Co- Borrower)	30-10-2025 and Rs.8587693.21/- as demand notice Symbolic Possession Dated 19/02/2026 Amount of Rs.8891684.23/- as on 17/02/2026	All that part and parcel of one self-contained Residential flat bearing Flat No 2A admeasuring about 1875 Sq.ft. Super built up area on the Second Floor in Block "A" of the G+V Storied	Reserve Price- Rs. 1,18,50,000/- (Rs. one Corer Eighteen Lakh Fifty Thousand Only) EMD- Rs. 11,85,000/- (Rs. Eleven Lakh Eighty Five Thousand only)	E- Auction Date- 21st -September- 2026 Time - 11 AM to 1 PM (with unlimited extension of 5 minutes) EMD Submission Last Date – 17th - September -26

		Building and one open car Parking Space admeasuring about 135 Sq. ft. more or less of the building which built and constructed on the land measuring about 1 Bigha 12 Cottahs 8 Chittacks 27 Sq.ft.little more or less comprised in Mouza- Naktala , JL No- 32,Touzi Nos - 56 Khatian Nos- 199 & 278 Dag No- 86, 82,& 214 Premises No- 237,N.S.C.Bose Road, P.S- Jadavpur (now Netaji Nagar P.S) P.O- Naktala ,Assess ee No- 211000700282 D.S.R.- III,South 24 Parganas ,Kolk ata – 700047 , Vide Original Sale Deed No- 160320192 for the year 2024 , Book No 1 Volume Number-Pages- 534100- 534124. Property bounded by; East By 12 ft.Wide Common Passage West : By Todi Residential	Bid Incremental Amount of Rs. 10,000/-	Place of Submission of Bids - Utkarsh Small Finance Bank Ltd., Utkarsh Small Finance Bank Ltd., Zonal Office:- Address:-2nd Floor,Megatherm Tower Plot No-L1, Block-GP,Electronics Complex,Sector- 5, Salt Lake City, Kolkata- 7000091 Inspection Date- 14th -15th – September-2026
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		Complex House of D. North: By Netaji Subhas Chandra Bose Road South: By Tolly Canal, Metro Rail		
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Encumbrances known to the Bank	Nil
Litigation against Property mentioned in the Description	Nil

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. Sharvanu Dutta, Mob. 9810621311, E-mail-sharvanu.dutta@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)**

Term & 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, BRANCH Godwalia, Varanasi, 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-**sharvanu.dutta@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: 11/08/2026

Authorized Officer

Place : Kolkata

Utkarsh Small Finance Bank Limited