

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) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s)/Mortgagor (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of **AU Small Finance Bank Limited (A Scheduled Commercial Bank)**, the same shall be referred herein after as **AUSFB**. The Secured Assets 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 the table below along with further interest, cost, charges and expenses being due to **AUSFB** viz. Secured Creditor.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

Loan A/c No./ Name of Borrowers/Co Borrowers/ Mortgagors/Guarantor	Date & Amount of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earnest Money for Property	Date & Time of Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060119514682, Dhanpat Cosmetic And General Store (Borrower), Dhanpat Lal Gupta (Co-Borrower) Yashomati Patel (Co-Borrower) Harishchandra Gupta (Co-Borrower)	10-Oct-22 Rs. 16,39,219/- Rs. Sixteen Lac Thirty-Nine Thousand Two Hundred Nineteen Only As On 10-Oct-22	05-Sep-24	Property Situated At Land Khasra .No. 2068/1 Ground Floor & First Floor Mauja Lalgao J.No. 510, P.H.No. 35 R.I Cricle Lalgao Tehsil- Dist- Rewa MP Admeasuring 1297 Sq.Ft	Rs. 8,65,000/- Rs. eight Lakh sixty-five Thousand Only.	Rs. 86,500/- Rs. eighty-six Thousand five hundred Only.	25-Jun-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 23-Jun-25	AU Small Finance Bank Ltd., Branch Address : 1st Floor, Amvishal dubey Complex, Near Hotel Andmark, NH-7, Rewa, MP-486001	Amit Kushwaha Deepak Jain 9257085660 9773358234 auctions@aubank.in 20-Jun-25
(Loan A/C No.) L9001060119519174 & L9001061121468861, Shri Maya Traders (Borrower), Smt.Manjula Gupta W/O Manish Gupta (Co-Borrower) Rajendra Prasad Gupta S/O Narayan Das (Co-Borrower) Manish Gupta S/O Rajendra Gupta (Co-Borrower)	12-Jan-24 Rs. 21,11,988/- Rs. Twenty-One Lac Eleven Thousand Nine Hundred Eighty-Eight Only & Rs. 2,25,738/- Rs. Two Lac Twenty-Five	21-Mar-25	Property Situated At- Ph No- 45/2 New 43, S No- 493, H No- 255 Se 255/2, Vill- Mudwara, Malviya Ganj, Teh & Dist- Katni, MP Admeasuring 687.11 Sqft.	Rs. 31,30,000/- Rs. thirty-one Lakh thirty Thousand Only.	Rs. 3,13,000/- Rs. three Lakh thirteen Thousand Only.	16-Jul-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 14-Jul-25	AU Small Finance Bank Ltd., Branch Address : Katni Jabalpur Road Bargawan Katni Near Vishal Mega Mart Beside Mahindra Tractor Showroom Dist. Katni 483501 MP.	Amit Kushwaha Deepak Jain 9257085660 9773358234 auctions@aubank.in 11-Jul-25

Thousand Seven Hundred Thirty-Eight Only As On 10-Jan-24

(Loan A/C No.) L9001060122019724, Ramkishor Vishwakarma S/O Sunderlal Vishwakarma (Borrower), Durgesh Vishwakarma S/O Ramkishor Vishwakarma (Co-Borrower)	14-Jul-23 Rs. 10,06,154/- Rs. Ten Lac Six Thousand One Hundred Fifty-Four Only As On 11-Jul-23	28-Mar-25	Property Situated At Gram Panchayat Ward No 4 460 1 Kha 2 Unchehaea Satna MP Admeasuring 70 Sqyds	Rs. 11,10,000/- Rs. eleven Lakh ten Thousand Only.	Rs. 1,11,000/- Rs. one Lakh eleven Thousand Only.	16-Jul-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 14-Jul-25	AU Small Finance Bank Ltd., Branch Address : Ground & Second Floor, Satna Plaza, Rewa Road, Satna, Madhya Pradesh- 485001	Amit Kushwaha Deepak Jain 9257085660 9773358234 auctions@aubank.in 11-Jul-25
(Loan A/C No.) L9001060718486563 & L9001061121153871, Kanchan General Store Through It'S Proprietor Deepak Lakhera (Borrower), Vinod Lakhera S/O Ramswaroop (Co-Borrower) Deepak Lakhera S/O Vinod (Co-Borrower)	12-Jan-23 Rs. 7,35,438/- Rs. Seven Lac Thirty-Five Thousand Four Hundred Thirty-Eight Only & Rs. 1,29,299/- Rs. One Lac Twenty-Nine	24-Oct-24	Property Situated At P.H.No. 53, R.N.M - Satna -1 Khasra . No. 332/86/2 Mouza Dhware, Tehsil - Raghurajnagar , Dist- Satna, MP Admeasuring 35 Sq Mtr	Rs. 8,00,000/- Rs. Eight Lakh Only.	Rs. 80,000/- Rs. Eighty Thousand Only.	16-Jul-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 14-Jul-25	AU Small Finance Bank Ltd., Branch Address : Ground & Second Floor, Satna Plaza, Rewa Road, Satna, Madhya Pradesh- 485001	Amit Kushwaha Deepak Jain 9257085660 9773358234 auctions@aubank.in 11-Jul-25

Thousand Two Hundred Ninety-Nine Only As On 10-Jan-23

The terms and conditions of e-auction sale:-

- The E-Auction sale of Secured Asset 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 viz. AUSFB and there is no known encumbrance which exists on the said property.
- For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No. 1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sukhaipura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, 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./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in
- All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in

Please Note: This is also a 15 days & 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Date : 28/05/2025

Place : Jabalpur, MP

Authorised Officer
AU Small Finance Bank Limited