

## 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.) <b>L9001060728381381</b> , Dinesh S/O Mr Balaram (Borrower), Smt Seema Bai W/O Dinesh Varma (Co-Borrower), Tufanlal S/O Bhagwanlal (Guarantor) <b>Note: DRT SA, Jabalpur, Case No. SA 442/2024, Case Title Dinesh Verma VS AUSFB</b>	14-Mar-23 Rs. 6,55,394/- Rs. Six Lakh Fifty-Five Thousand Three Hundred Ninety-Four Only As On 13-Mar-23	27-Mar-25	Property Situated At- Ph No- 42, Ward No- 10, Bhawan No- 90, Gram- Amiya, Bagda, Tehsil- Mahidpur, Dist- Ujjain, M.P. <b>Admeasuring 1479 Sqft</b>	Rs. 8,15,000/- Rs. Eight Lakh Fifteen Thousand Only.	Rs. 81,500/- Rs. eighty-one Thousand five hundred Only.	<b>16-Jul-25</b> 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before <b>14-Jul-25</b>	<b>AU Small Finance Bank Ltd., Branch Address :</b> 1st Floor Hotel Shree Maya Square , In Front Of Madhav Nagar Jila Hospital , Ghas Mandi Chauraha, Freeganj, Ujjain, MP 456010	Amit Sharma Deepak Jain 7247743814 9773358234 auctions@aubank.in <b>11-Jul-25</b>
(Loan A/C No.) <b>L9001060121593232</b> , Mahendra Mahajan S/O Natthuji Mahajan (Borrower), Smt.Rupali Mahajan W/O Narendra Mahajan (Co-Borrower) Narendra Mahajan S/O Nathuji Mahajan (Co-Borrower) Smt.Rekha Bai Mahajan W/O Mahendra Mahajan (Co-Borrower) Smt.Leela Bai Mahajan W/O Natthuji Mahajan (Co-Borrower)	12-Jan-23 Rs. 11,80,111/- Rs. Eleven Lac Eighty Thousand One Hundred Eleven Only As On 10-Jan-23	20-Nov-24	Property Situated At Municipal Corporation House Chinchala Ward Chinchala, Dist- Burhanpur, MP <b>Admeasuring 138.3 Sqyds</b>	Rs. 11,80,000/- Rs. Eleven Lakh Eighty Thousand Only.	Rs. 1,18,000/- Rs. one Lakh eighteen Thousand Only.	<b>02-Jul-25</b> 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before <b>30-Jun-25</b>	<b>AU Small Finance Bank Ltd., Branch Address :</b> Burhanpur Asset Centre 1st Floor, Maa Umiya Plaza Amrawati Road Burhanpur, Burhanpur, Madhya Pradesh - 450331	Amit Sharma Deepak Jain 7247743814 9773358234 auctions@aubank.in <b>27-Jun-25</b>
(Loan A/C No.) <b>L9001060122759007</b> , Shivmangal S/O Narayan (Borrower), Narayan Singh S/O Sawai Singh (Co-Borrower) Smt.Krishna Bai W/O Narayan Singh (Co-Borrower)	16-Nov-23 Rs. 14,64,386/- Rs. Fourteen Lac Sixty-Four Thousand Three Hundred Eighty-Six Only As On 16-Nov-23	07-Apr-25	Property Situated At- Ph No- 104, House No- 148, Gram- Akoliya, Tehsil- Badnagar, Dist- Ujjain, MP <b>Admeasuring 2100 Sqft</b>	Rs. 19,00,000/- Rs. Nineteen Lakh Only.	Rs. 1,90,000/- Rs. one Lakh ninety Thousand Only.	<b>16-Jul-25</b> 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before <b>14-Jul-25</b>	<b>AU Small Finance Bank Ltd., Branch Address :</b> 1st Floor Hotel Shree Maya Square , In Front Of Madhav Nagar Jila Hospital , Ghas Mandi Chauraha, Freeganj, Ujjain, MP 456010	Amit Sharma Deepak Jain 7247743814 9773358234 auctions@aubank.in <b>11-Jul-25</b>
(Loan A/C No.) <b>L9001060123868611</b> , Maa Narmada Traders (Borrower), Mohit Chouhan S/O Deep Singh (Co-Borrower) Smt. Ranjana Chouhan W/O Deep Singh Chouhan (Co-Borrower) Deep Singh Chouhan S/O Narasingh (Co-Borrower)	17-May-23 Rs. 13,09,110/- Rs. Thirteen Lac Nine Thousand One Hundred Ten Only As On 15-May-23	27-Mar-25	Property Situated At Hn 471 ,Ph No 02 Gram - Morghadi Tehsil - Punasa, Dist - Khandwa, MP <b>Admeasuring 170.44 Sqyds</b>	Rs. 15,80,000/- Rs. Fifteen Lakh Eighty Thousand Only.	Rs. 1,58,000/- Rs. one Lakh fifty-eight Thousand Only.	<b>09-Jul-25</b> 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before <b>07-Jul-25</b>	<b>AU Small Finance Bank Ltd., Branch Address :</b> Opp. Shubham Hospital, Anand Nagar, Main Road, Dist. Khandwa, Mp - 450001	Amit Sharma Deepak Jain 7247743814 9773358234 auctions@aubank.in <b>04-Jul-25</b>
(Loan A/C No.) <b>L9001070118867064</b> , Manish Choudhary S/O Bheru Lal Choudhary (Borrower & Mortgagor), Smt- Meenakshi Choudhary W/O Manish Choudhary (Co-Borrower & Mortgagor)	29-Apr-21 Rs. 36.93,118/- Rs. Thirty Six Lac Ninety Three Thousand One Hundred Eighteen Only As On 29-Apr-21	14-Mar-22	Property Situated At House No. 465 On Alok Nagar , Gram Khajrana , Tehsil & Dist. Indore , MP <b>Area Of Property, 1000 Sq.Ft. As Per Mortgaged Documents (Physically Available 728 Sq.Ft.)</b>	Rs. 35,00,000/- Rs. Thirty-five Lakh Only.	Rs. 3,50,000/- Rs. three Lakh fifty Thousand Only.	<b>09-Jul-25</b> 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before <b>07-Jul-25</b>	<b>AU Small Finance Bank Ltd., Branch Address :</b> 6Th Floor, Dhan Trident, Opp. Satya Sai School, Vijay Nagar Indore(Msme) Dist Indore MP 452010	Amit Sharma Deepak Jain 7247743814 9773358234 auctions@aubank.in <b>04-Jul-25</b>
(Loan A/C No.) <b>L9001060715524748 &amp; L9001061121382337</b> , Shakti Maurya S/O Virendra Prasad Mourya (Borrower), Virendra Prasad Mourya (Co-Borrower)	10-Oct-22 Rs. 12,29,570/- Rs. Twelve Lac Twenty-Nine Thousand Five Hundred Seventy Only & Rs. 2,13,999/- Rs. Two Lac	13-Jan-25	Property Situated At House No. 91/2, Gali No. 2 Moti Tabela No. 1 Tehsil & Dist- Indore MP " <b>Property Area As Per Documents 560 Sq.Ft. But Physically Available 544 Sq Ft."</b>	Rs. 13,35,000/- Rs. Thirteen Lakh Thirty-five Thousand Only.	Rs. 1,33,500/- Rs. One Lakh Thirty-Three Thousand Five Hundred Only.	<b>09-Jul-25</b> 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before <b>07-Jul-25</b>	<b>AU Small Finance Bank Ltd., Branch Address :</b> 6Th Floor, Dhan Trident, Opp. Satya Sai School, Vijay Nagar Indore (Msme) Dist Indore MP 452010	Amit Sharma Deepak Jain 7247743814 9773358234 auctions@aubank.in <b>04-Jul-25</b>
Thirteen Thousand Nine Hundred Ninety-Nine Only As On 10-Oct-22									
(Loan A/C No.) <b>L9001060720193480</b> , Deepak Jewellers (Borrower) Divya Soni W/O Jayesh Soni (Co-Borrower) Chetan Soni S/O Shyamlal (Co-Borrower) Jayesh Soni S/O Shyamlal Soni (Co-Borrower) Deepika Soni W/O Chetan Soni (Co-Borrower)	13-Jun-22 Rs. 19,08,039/- Rs. Nineteen Lac Eight Thousand Thirty-Nine Only As On 10-Jun-22	18-Mar-24	Property Situated At Old , P.H.No. 07 , New P.H.No. 359 Old Ward .No. 08 , New Ward .No. 10 Sardar , Patel Ward, Tilak Marg Mandwar, MP <b>Admeasuring 553.5 Sq .Ft</b>	Rs. 13,20,000/- Rs. Thirteen Lakh Twenty Thousand Only.	Rs. 1,32,000/- Rs. One Lakh Thirty-Two Thousand Only.	<b>02-Jul-25</b> 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before <b>30-Jun-25</b>	<b>AU Small Finance Bank Ltd., Branch Address :</b> A1-2, Saint Teresa Campus, Indore Road, Dhar, Mp -454001 Madhya Pradesh	Amit Sharma Deepak Jain 7247743814 9773358234 auctions@aubank.in <b>27-Jun-25</b>

### 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](mailto: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](mailto: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 : Indore, MP

Authorised Officer  
AU Small Finance Bank Limited