

**Registered A.D.**

**MSME/SAR/Sale.info/May-25/40588 & 40513**

**Dated: 06-May-25**

**Kachru Lal Bagwan S/O Karu Lalbagwan (Borrower)  
M/N 547, Ward No. 12, Mohalla Mali, Gram Boliya, Garoth, Madhya Pradesh, 458880**

**Smt. Madhu Bai Bagwan W/O Kachru Lal Bagwan (Co-Borrower)  
Makan No 547, Ward No 12, Gram Boliya Mohalla Mali, Dist- Mandsaur, Madhya Pradesh,  
458880**

**Bhavaniram Bagwan (Co-Borrower)  
Makan No 547, Ward No 12, Gram Boliya Malii Mohalla , Dist-Mandsaur, Madhya Pradesh,  
458880**

**Also At Bhawaniram & Karulal Bagwan  
Property Situated At Hn 656 , Phn 47 , Vill - Boliya , Tehsil - Garoth , Dist -Mandsaur , Madhya  
Pradesh**

**Rajmal Bagwan S/O Mohan (Guarantor)  
Makan No 511, Ward No 11, Teh Garoth Gram Boliya, Dist- Mandsaur, Madhya Pradesh, 458880**

Dear Sir/Madam,

**Sub: Notice for Sale of the Mortgaged Property**

1. We refer to our Demand Notice dated **06-Jan-2024** issued by us under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), wherein we had called upon you to pay the dues of **Rs. 2379575 & 232374/- (Rs. Twenty-Three Lac Seventy-Nine Thousand Five Hundred Seventy-Five Only & Rs. Two Lac Thirty-Two Thousand Three Hundred Seventy-Four Only)** L9001060716685432 & L9001060823874532 as on **(05-Jan-2024)** with further interest until payment in full (**hereinafter referred as the "Outstanding Amount"**) and payable by you all under the facilities granted by **AU Small Finance Bank Limited** within 60 days from the date of the said notice. You have since then failed and neglected to pay the amount as demanded.



Registered Office  
AU SMALL FINANCE BANK LIMITED  
19-A Dhuleshwar Garden, Ajmer Road,  
Jaipur - 302001, Rajasthan, India  
Phone: +91 141 4110060/61, Fax: +91 141 4110090  
CIN: L36911RJ1996PLC011381  
Formerly known as Au Financiers (India) Limited

Correspondence Address :  
AU SQUARE: B 11 – E, Malviya Nagar  
Industrial Area, Jaipur 302017, Rajasthan.  
Mob. No. 9116080214

2. It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding amount and as such, the Authorized officer of **AU Small Finance Bank Limited** has taken possession of the property/properties on **10-Feb-25** described herein below (and referred hereinafter as **"Secured Assets"**) in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 8 & 9 and in pursuance of order dated **18-Oct-24** passed under section 14 of the said Act.
3. This is to inform you, that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and **AU Small Finance Bank Limited** now proposes to sell the secured asset as mentioned below herewith by public auction through E-Auction or by any other mode prescribed under the provisions of Rule 8 (6) & 9(1) of Security Interest (Enforcement) Rules, 2002 after a period of **30 days** from the date of this notice in the manner described below **'as is where is basis & As is what is basis & Whatever there is basis'**, unless we receive the entire outstanding amount i.e **Rs. 2544978 Rs. Twenty-Five Lakh Forty-Four Thousand Nine Hundred Seventy-Eight Only. & 299154 Rs. Two Lakh Ninety-Nine Thousand One Hundred Fifty-Four Only./-** L9001060716685432 & L9001060823874532 as on **03-May-25** with further interest & charges.

S.NO.	PARTICULARS	DETAILS
1	DATE & TIME OF AUCTION	25-Jun-25 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	23-Jun-25
3	PLACE OF AUCTION	<b>AU Small Finance Bank Ltd., Branch Address : - Elegant Plaza Near Ashirwad Gardan Railway Station Road Mandsaur MP. 458001, auctions@aubank.in</b>
4	MODE OF AUCTION	E-Auction through website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> (Inviting Bids)
5	Loan Account No.	L9001060716685432 & L9001060823874532
6	Outstanding Amount	<b>Rs. 2544978 Rs. Twenty-Five Lakh Forty-Four Thousand Nine Hundred Seventy-Eight Only. &amp; 299154 Rs. Two Lakh Ninety-Nine Thousand One Hundred Fifty-Four Only./-</b> <b>L9001060716685432 &amp; L9001060823874532 as on 03-May-25 WITH FURTHER INTEREST ALONG WITH ALL COST, CHARGES &amp; EXPENSES UNTIL PAYMENT IN FULL.</b>



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7	Description of Mortgage property (Secured Assets)	ALL THAT PIECE OR PARCEL OF LAND BEARING Property Situated At- Phn- 47, H No-656, Vill - Boliya, th- Garoth, Dist - Mandsaur , Madhya Pradesh Admeasuring 97.93 Sq.Mtr., having four boundaries as East - PLOT OF MEERADEV SONI, West - ROAD, North - HOUSE OF NANDLAL SONI & South - HOUSE OF JANKILAL MALI
8	Reserve Price Fixed  & EMD (Rs.)	<b>RESERVE PRICE Rs. 2550000/-</b> (Rs. Twenty-Five Lakh Fifty Thousand Only.)  <b>EMD Rs. 255000/-</b> (Rs. Two Lakh Fifty-Five Thousand Only.)

Please treat this notice as Notice under Rule 8 Clause (6) Read with Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 providing you a notice of **30 days** for sale of the secured asset.

Note :

1. Borrowers are requested to kindly remove their movable assets (If any) from the property which is in Bank's Possession.
2. Auction detail will be published in two leading Newspapers.
3. The Auction detail will also be uploaded on our website : <https://www.aubank.in/bank-auction> and also at the website of Auction Tiger i.e. <https://sarfaesi.auctiontiger.net>
4. For more details regarding E-Auction kindly contact on 7247743814 & 9773358234 **to Mr. Amit Sharma & Deepak Jain.**
5. The RTGS/NEFT/DD of reserve price will be made in Favor of MSME AUCTION POOL ACCOUNT OF AU Small finance Bank Ltd., Payable at Jaipur, Account No.1921201121711599, IFSC Code: AUBL0002011.

**Thanking you,**

**Authorised Officer  
AU Small Finance Bank Limited**



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