

**Registered A.D.**

**MSME/SAR/Sale.info/May-25/20901**

**Dated: 06-May-25**

**Khushi Interprises (Borrower)**

**Ward No 36 Hajrat Khanshwali Ward Nagchun Road Khandwa East Nimar Madhya Pradesh 450001**

**Suraiya Bee W/O Anwar Khan (Co-Borrower)**

**Ward No 32 Khanshah Wali Ward Hazarat Khanshah Wali Khandwa East Nimar Madhya Pradesh 450001**

**Gaffar Khan (Co-Borrower)**

**Ward N 1 Makan N 490 Mahu Pura Kaloni Shajapur Shajapur Mp Shajapur Madhya Pradesh 465001**

**Also at Gaffar Khan**

**Property Situated At Municipal Corporation Lsn 146 2 Min 146 3 Danshipur Shajapur Madhya Pradesh 450001**

**Anwar Khan S/O Gaffar Khan (Co-Borrower)**

**Ward No 32 Hazrat Khanshah Wali Ward Khandwa Khandwa Mp East Nimar Madhya Pradesh 450001**

Dear Sir/Madam,

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

1. We refer to our Demand Notice dated **13-Apr-2022** 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. 2191891/- (Rs. Twenty-One Lac Ninety-One Thousand Eight Hundred Ninety-One only)** L9001060123605620 as on **(12-Apr-2022)** 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-Dec-24** 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 **05-Jul-23** 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 **15 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. 4120727/- (Rs. Forty-One Lakh Twenty Thousand Seven Hundred Twenty-Seven Only.)** L9001060123605620 as on **03-May-25** with further interest & charges.
4. It is hereby informed you that the Previous auction dated **19-Mar-25** has been cancelled as no any quotation/Bid received in the time period of first auction, so we are going to conduct second auction through E-Auction as per the given below schedule

S.NO.	PARTICULARS	DETAILS
1	DATE & TIME OF AUCTION	18-Jun-25 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	16-Jun-25
3	PLACE OF AUCTION	<b>Au Small Finance Bank Ltd., Branch Address : Mahatma Gandhi Higher Secondary Convent School, 1st Floor, Mahindra Showroom AB Road Infront of, Shajapur, Madhya Pradesh- 465001, 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.	L9001060123605620
6	Outstanding Amount	<b>Rs. 4120727/- (Rs. Forty-One Lakh Twenty Thousand Seven Hundred Twenty-Seven Only.) as on 03-May-25</b> <b>L9001060123605620 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, Ward no. 05, Plot/House Survey no. 146/2 MIN, 146/3, Danishpur, Tehsil Shajapur, Dist. Shajapur, MP, Admeasuring 1952 SQ .FT, having four boundaries as East - HOSUE OF OWNED, West - DESIPURA ROAD, North - LAND OF RAIS KHAN & South - HOUSE OF JABBAR BHAI
8	Reserve Price Fixed  & EMD (Rs.)	<b>RESERVE PRICE Rs. 2070000/-</b> (Rs. Twenty Lakh Seventy Thousand Only.)  <b>EMD Rs. 207000/-</b> (Rs. Two Lakh Seven 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 **15 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 7610210556 & 9773358234 **to Mr. Gopal Das Bairagi & 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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