

**Registered A.D.**

**MSME/SAR/Sale.info/May-25/32573 & 32572**

**Dated: 06-May-25**

**Mahesh Chandra Bhawsar S/O Motilal Ji Bhawsar (Borrower)  
Post Polay Kalan, Ram Mandir Ke Pass Sadar, Dist- Shajapur, Madhya Pradesh, 465116**

**Also At Mahesh Chandra Bhawsar**

**Property Situated At- Plot No. 5, Situated At. Polayakala, P.H No. 45. Ra. Ni. Vrat Mohan  
Badodiya, Land Survey No. 4380/4 Min. 3, Th- Shujalpur, District- Shajapur, Madhya Pradesh**

**Smt. Sangeeta Bhawsar W/O Mahesh Chandra Bhawsar (Co-Borrower)**

**Ward No. 10, Sadar Bazar Polay Kalan, Tehsil. Shujalpur, Distt- Shajapur, Madhya Pradesh,  
465116**

Dear Sir/Madam,

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

1. We refer to our Demand Notice dated **19-May-2023** 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. 682685 & 149876/- (Rs. Six Lac Eighty-Two Thousand Six Hundred Eighty-Five Only & Rs. One Lac Forty-Nine Thousand Eight Hundred Seventy-Six Only)** L9001060117158756 & L9001061124716160 as on **(18-May-2023)** 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.
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 **04-Mar-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 **25-Apr-24** passed under section 14 of the said Act.

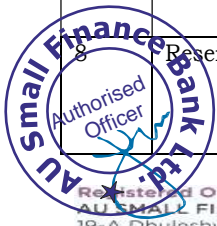


**Registered Office**  
**AU SMALL FINANCE BANK LIMITED**  
19-A Dhuleshwar Garden, Ajmer Road,  
Jaipur - 302001, Rajasthan, India  
Phone: +91 141 4110060/61, Fax: +91 141 4110090  
CIN: L36911RJ1996PLC011381  
Formerly known as Au Financiers (India) Limited

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

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. 1093702 Rs. Ten Lakh Ninety-Three Thousand Seven Hundred Two Only. & 260256 Rs. Two Lakh Sixty Thousand Two Hundred Fifty-Six Only./-** L9001060117158756 & L9001061124716160 as on **03-May-25** with further interest & charges.

S.NO.	PARTICULARS	DETAILS
1	DATE & TIME OF AUCTION	02-Jul-25 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	30-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.	L9001060117158756 & L9001061124716160
6	Outstanding Amount	<b>Rs. 1093702 Rs. Ten Lakh Ninety-Three Thousand Seven Hundred Two Only. &amp; 260256 Rs. Two Lakh Sixty Thousand Two Hundred Fifty-Six Only./-</b> L9001060117158756 & <b>L9001061124716160</b> as on <b>03-May-25</b> WITH FURTHER INTEREST ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL.
7	Description of Mortgage property (Secured Assets)	ALL THAT PIECE OR PARCEL OF LAND BEARING PROPERTY SITUATED AT- PLOT NO. 5, SITUATED AT. POLAYAKALA, P.H NO. 45. RA. NI. VRAT MOHAN BADODIYA, LAND SURVEY NO. 4380/4 MIN. 3, TH- SHUJALPUR, DISTRICT- SHAJAPUR. M.P. Admeasuring 1100 SQFT., having four boundaries as East - 8 FT. WAY, West - FARM OF SHRI RAM JI, North - P/O HEMRAJ & South - LAND OF SELLER
8	Reserve Price Fixed	<b>RESERVE PRICE Rs. 865000/-</b> (Rs. Eight Lakh Sixty-Five Thousand Only.)



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

	& EMD (Rs.)	<b>EMD Rs. 86500/-</b> (Rs. Eighty-Six Thousand Five Hundred 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 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**



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