



AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK)

Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

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.) L9001070523159111 & L9001070617363432, Smt. Karuna Sanjay Kadam W/O. Sanjay Kadam (Borrower), Sanjay Kadam (Co-Borrower) | 17-Oct-24 Rs. 7,86,868/- Rs. Seven Lac Eighty-Six Thousand Eight Hundred Sixty-Six Only & Rs. 5,96,605/- Rs. Five Lac Ninety-Six Thousand Six Hundred Five Only As On 10-Oct-24 | 31-Mar-25 | Property Situated At- House No. 415 , Cts No 1870, P H No- 09 , Ward No 05 ,Sheet No.50 , Jali Ward, Mauza - Ajani, Tal & Dist-Nagpur , Maharashtra Property As Per Documents 672 Sq Ft But Physically Available 643 Sq Ft. | Rs. 14,60,000/- Rs. Fourteen Lakh Sixty Thousand Only. | Rs. 1,48,000/- Rs. One Lakh Forty-Six Thousand Only. | 15-Oct-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes | On or Before 13-Oct-25 | AU Small Finance Bank Ltd., Branch Address : No A1, Yash Heights, Plot No 140 Ramdaspath Nagpur Maharashtra - 440010 | Pankaj Gajbhaye 9545519864 9773358234 auctions@aubank.in 10-Oct-25 |
| (Loan A/C No.) L9001070123888744, Prashant Ramakant Tiwari (Borrower), Smt.Sadhna Prashant Tiwari W/O Prashant Tiwari (Co-Borrower) | 15-Apr-24 Rs. 11,97,045/- Rs. Eleven Lac Ninety-Seven Thousand Forty-Five Only As On 12-Apr-24 | 17-Jul-25 | Property Situated At Survey No 31/8, 31/14/2, Flat No. B3, 1St Floor, Maharaja Apartment, Bharat Petroleum Petrol Pump, Mancherlal Chandrapur Nagpur Road,VIII & Th-Ballarpur, Dist-Chandrapur, MH Admeasuring 55.91 Sqmtr Undivided Share (35.43 Sq Mtr) | Rs. 12,25,000/- Rs. Twelve Lakh Twenty-Five Thousand Only. | Rs. 1,22,500/- Rs. One Lakh Twenty-Two Thousand Five Hundred Only. | 15-Oct-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes | On or Before 13-Oct-25 | AU Small Finance Bank Ltd., Branch Address : Plot No 13/1, Block No 11 Mul Road Chandrapur - 442401 | Pankaj Gajbhaye 9545519864 9773358234 auctions@aubank.in 10-Oct-25 |

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 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 : 05/09/2025

Place : Nagpur / Chandrapur, Maharashtra

Authorised Officer
AU Small Finance Bank Limited