

APPENDIX-IV-A- [See proviso to rule 8(6)] Sale notice for sale of immovable properties

-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. 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.) 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, Mancherial Chandrapur Nagpur Road,	Rs. 9,80,000/- Rs. Nine Lakh Eighty Thousand Only.	Rs. 98,000/- Rs. Ninety- Eight Thousand Only.	24-Dec-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 22-Dec-25	AU Small Finance Bank Ltd., Branch Address : Plot No 13/1, Block No 11 Mul Road Chandrapur - MH 442401	Pankaj Gajbhiye 9116181992 9773358234 auctions@ aubank.in 19-Dec-25

Vill & Th- Ballarpur, Dist- Chandrapur, Maharashtra Admeasuring 55.91 Sqmtr Undivided Share (35.43 Sq Mtr)

The terms and conditions of e-auction sale:-

(1). 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.

(2). 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

(3). 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 15 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 : 27/11/2025

Place : Chandrapur, Maharashtra

Authorised Officer AU Small Finance Bank Limited