

Registered A.D.

MSME/SAR/Sale.info./Jun-25/26377 & 25934

Dated: 12-Jun-25

**HIRALAL PATIDAR S/O BAPULAL PATIDAR (Borrower)
PRATAPPURA, AANTRI, DIST.- NEEMUCH, MADHYA PRADESH 458113**

**Also at HEERALAL PATIDAR & SMT. LEELA PATIDAR
Property Situated At PH NO. 69, HOUSE NO. 140, WARD NO. 19, PRATAPPURA, AANTRI, TE.-
MANASA, DIST.- NEEMUCH, MADHYA PRADESH**

**ASHISH PATIDAR S/O HEERALAL PATIDAR (Co-Borrower)
PRATAPPURA, DIST. NEEMUCH, MADHYA PRADESH 458113**

**LEELA PATIDAR (Co-Borrower)
GRAM PRATAPPURA, POST ANTRI BUZURG, TH MANASA , DIST. NEEMUCH, MADHYA
PRADESH 458113**

**MANEESH KUMAR S/O MR JAGDISH SUTAR (Guarantor)
MAKAN-149 WARD-5 TEH-JAVAD MATA MANDIR NEEMUCH MADHYA PRADESH 458220**

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated **10-Oct-22** 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. 521078 Rs. Five Lac Twenty-One Thousand Seventy-Eight Only & Rs.936505 Rs. Nine Lac Thirty-Six Thousand Five Hundred Five Only L9001060828190549 , L9001060122458318** as on **(10-Oct-22)** 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 **29-Apr-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 **09-Jan-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. 937985 Rs. Nine Lakh Thirty-Seven Thousand Nine Hundred Eighty-Five Only. & Rs. 1776873 Rs. Seventeen Lakh Seventy-Six Thousand Eight Hundred Seventy-Three Only. L9001060828190549 , L9001060122458318** as on **12-Jun-25** with further interest & charges.

S.NO.	PARTICULARS	DETAILS
1	DATE & TIME OF AUCTION	20-Aug-25 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	18-Aug-25
3	PLACE OF AUCTION	Au Small Finance Bank Ltd., Branch Address :No 236, Gandhi Vatika Rd, Nagar Palika Colony, Amedkar Road, Neemuch, Madhya Pradesh 458441, auctions@aubank.in
4	MODE OF AUCTION	E-Auction through website https://sarfaesi.auctiontiger.net (Inviting Bids)
5	Loan Account No.	L9001060828190549 , L9001060122458318
6	Outstanding Amount	Rs. 937985 Rs. Nine Lakh Thirty-Seven Thousand Nine Hundred Eighty-Five Only. & Rs. 1776873 Rs. Seventeen Lakh Seventy-Six Thousand Eight Hundred Seventy-Three Only. L9001060828190549 , L9001060122458318 as on 12-Jun-25 WITH FURTHER INTEREST ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL.



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7	Description of Mortgage property (Secured Assets)	ALL THAT PIECE OR PARCEL OF LAND BEARING Property Situated At P.H.NO. 69 , H.NO. 140 WARD .NO. 19 , GRAM-PRATAPPPURA TEHSIL- MANASA , DIST- NEEMUCH MADHYA PRADESH Admeasuring 223.04 sq .mtr, having four boundaries as East - NALA & ROAD, West - COMMON ROAD, North - HOUSE OF NARENDRA & South - HOUSE OF RAMESH
8	Reserve Price Fixed & EMD (Rs.)	RESERVE PRICE Rs. 1400000/- (Rs. Fourteen Lakh Only.) EMD Rs. 140000/- (Rs. One Lakh Forty 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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