

Registered A.D.**MSME/SAR/Sale.info/Sep-25/50112 & 50039****Dated: 26-Sep-2025**

Smt.Madhuri Vitthalji Wankhede (Borrower)
Flat No 119 Nit Gharkul Kdk College Road Vyankatesh Nagar Nagpur Shitala Mata Mandir Ayodhya, Dist- Nagpur, Maharashtra, 440024

Also At Smt.Madhuri Vitthalji Wankhede

Property Situated At- City Survey No- 101, Sheet No- 248, Kh No- 319/1, 2, 3, Tenementno-D/120, H No- 128/C/D/D/120, 1St Floor, Building No- D, Mauza- Nagpur, Tehsil- & Dist- Nagpur, Maharashtra

Akshay Rameshwarji Kawle (Co-Borrower)

Flat No 119 D Block Nit Gharkul Kdk College Road Shitala Mata Nagpur Maharashtra 440024

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

5. We refer to our Demand Notice dated **12-Sep-2024** 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. 531182 Rs. Five Lac Thirty-One Thousand One Hundred Eighty-Two Only/- (844527 Rs. Eight Lac Forty-Four Thousand Five Hundred Twenty-Seven Only)** as on **(10-Sep-2024)** 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.

6. 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-Jan-2025** 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 of the said Act.

- 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 (5) & 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**



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

there is basis' , unless we receive the entire outstanding amount i.e **Rs. 675764 Rs. Six Lakh Seventy-Five Thousand Seven Hundred Sixty-Four Only./- (1005498 Rs. Ten Lakh Five Thousand Four Hundred Ninety-Eight Only.)** as on **25-Sep-2025** with further interest & charges.

8. It is hereby informed you that the Previous auction dated **28-Aug-2025** has been cancelled as no any quotation/Bid received in the time period of Previous 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	29-Oct-2025 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	27-Oct-2025
3	PLACE OF AUCTION	Au Small Finance Bank Ltd., Branch Address - No A1, Yash Heights, Plot No 140 Ramdaspath Nagpur Maharashtra - 440010, auctions@aubank.in
4	MODE OF AUCTION	E-Auction through website https://sarfaesi.auctiontiger.net (Inviting Bids)
5	Loan Account No.	L9001070528368073 (New Loan No. L9001070528368073 , L9001070628368065)
6	Outstanding Amount	Rs. 675764 Rs. Six Lakh Seventy-Five Thousand Seven Hundred Sixty-Four Only./- (1005498 Rs. Ten Lakh Five Thousand Four Hundred Ninety-Eight Only.) as on 25-Sep-2025 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- City Survey No- 101, Sheet No- 248, Kh No- 319/1, 2, 3, Tenementno- D/120, H No- 128/C/D/D/120, 1St Floor, Building No- D, Mauza- Nagpur, Tehsil- & Dist- Nagpur, Maharashtra Admeasuring 350 Sqft., having four boundaries as East - Passage, West - Passage, North - Open space & South - Tenement no. D/121.
8 Authorised Officer Reserve Price Fixed 9 EMD (Rs.)		RESERVE PRICE Rs. 1000000/- (Rs. Ten Lakh Only.) EMD Rs. 100000/- (Rs. One Lakh 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 (Fifteen) days for sale of the secured asset.

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Note :

6. Borrowers are requested to kindly remove their movable assets (If any) from the property which is in Bank's Possession.
7. Auction detail will be published in two leading Newspapers.
8. 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>
9. For more details regarding E-Auction kindly contact on **9116181992 & 9773358234** to **Mr. Pankaj Gajbhiye**.
10. 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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