

Registered A.D.

MSME/SAR/Sale.info/Sep-25/52029 & 51887

Dated: 26-Sep-2025

**Lokesh Yadav S/O Shyam Lal Yadav (Borrower)
Guljhara Ward No. 04, Near Ram Mandir Guljhara Dhamnod Dhar, Dist- Dhar, Madhya Pradesh,
454552**

**Also At Lokesh Yadav & Prem Kumar
Property Situated At Ward No 04 ,Vill - Guljhara , Tehsil - Dharmपुरi , Dist - Dhar , Madhya
Pradesh**

**Smt.Madu Bai Bai W/O Syamlal (Co-Borrower)
Guljhara Ward No. 03, Near Ram Mandir Guljhara Guljhara Dhar Bikhorn, Dist- Dhar, Madhya
Pradesh, 454552**

**Prem Kumar Yadav S/O Rameshwar Yadav (Co-Borrower)
15/1 Guljhara Ward 4, Near Ram Mandir, Dhamnod, Dhar, Dist- Dhar, Madhya Pradesh,
454552**

**Smt.Pooja Yadav W/O LOKESH (Co-Borrower)
15/1, Gram-Guljhara Dhamnod, Teh Dharmपुरi , Dist-Dhar , Madhya Pradesh, 454552**

**Bablu Jaiswal S/O SHANTILAL (Guarantor)
Ward No.- 08, Shiv Colony, Dhamnod, The.- Dharmपुरi, Dist.- Dhar, Madhya Pradesh, 454552**

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property



1. We refer to our Demand Notice dated **17-10-2024 & 15-10-2024** 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. 1245476 Rs. Twelve Lac Forty-Five Thousand Four Hundred Seventy-Six Only 2107094 Rs. Twenty-One Lac Seven Thousand Ninety-Four Only** **L9001060815510149 , L9001060113350266** as on **(10-Oct-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.

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 **30-Jul-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 and in pursuance of order dated **29-Mar-2025** 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. 1480361 Rs. Fourteen Lakh Eighty Thousand Three Hundred Sixty-One Only. 2574689 Rs. Twenty-Five Lakh Seventy-Four Thousand Six Hundred Eighty-Nine Only. L9001060815510149 , L9001060113350266** as on **25-Sep-2025** with further interest & charges.

S.NO.	PARTICULARS	DETAILS
1	DATE & TIME OF AUCTION	12-Nov-2025 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	10-Nov-2025
3	PLACE OF AUCTION	Au Small Finance Bank Ltd., Branch Address : -A1-2, Saint Teresa Campus, Indore Road, Dhar, Mp -454001 Madhya Pradesh, auctions@aubank.in
4	MODE OF AUCTION	E-Auction through website https://sarfaesi.auctiontiger.net (Inviting Bids)
5	Loan Account No.	L9001060815510149 , L9001060113350266
6	Outstanding Amount	Rs. 1480361 Rs. Fourteen Lakh Eighty Thousand Three Hundred Sixty-One Only. 2574689 Rs. Twenty-Five Lakh Seventy-Four Thousand Six Hundred Eighty-Nine Only. L9001060815510149 , L9001060113350266 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 Ward No 04 ,Vill - Guljhara , Tehsil - Dharmपुर , Dist - Dhar , Madhya Pradesh Admeasuring 3524 SQFT, having four boundaries as East - LAND OF KRISHNACHAND PATIDAR, West - H/O JAGDISH AHAMDABADI, North - ROAD & South - H/O NARAYAN PATIDAR
8	Reserve Price Fixed & EMD (Rs.)	RESERVE PRICE Rs. 3480000/- (Rs. Thirty-Four Lakh Eighty Thousand Only.) EMD Rs. 348000/- (Rs. Three Lakh Forty-Eight Thousand Only.)
9	Against Litigation	DRT SA, Jabalpur, Case No. SA 727/2025, Case title- Lokesh Yadav VS AUSFB

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.**
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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