

Registered A.D.

MSME/SAR/Sale.info/Nov-25/43868

Dated: 15-Nov-2025

**Prashant Ramakant Tiwari (Borrower)
Baburao Zade, Gourakshan Waard, Mogare Lay Out, Ballarpur Chandrapur Maharashtra 442701**

**Also At Prashant Ramakant Tiwari
Property Situated At- Survey No 31 8 31 14 2, F B3, 1St Floor, Maharaja Apartment
Gourakshan Ward, Ballarpur, Dist- Chandrapur, Maharashtra**

**Smt. Sadhna Prashant Tiwari W/O Prashant Tiwari (Co-Borrower)
Itaili Itauli, Fatehpur, Itaili Fatehpur Uttar Pradesh 212652**

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated **15-Apr-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. 1197045 (Rs. Eleven Lac Ninety-Seven Thousand Forty-Five Only)** **L9001070123888744** as on **(12-Apr-2024)** with further interest until payment in full (hereinafter referred to 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.



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**

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

Limited has taken possession of the property/properties on **17-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 **06-May-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 **15 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. 1664345 Rs. Sixteen Lakh Sixty-Four Thousand Three Hundred Forty-Five Only.** L9001070123888744 as on **13-Nov-2025** with further interest & charges.
4. It is hereby informed you that the Previous auction dated **15-Oct-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	24-Dec-2025 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	22-Dec-2025
3	PLACE OF AUCTION	Au Small Finance Bank Ltd, Branch Office:- Plot No 13/1, Block No 11 Mul Road Chandrapur - 442401, auctions@aubank.in
4	MODE OF AUCTION	E-Auction through website https://sarfaesi.auctiontiger.net (Inviting Bids)
5	Loan Account No.	L9001070123888744
6	Outstanding Amount	Rs. 1664345 Rs. Sixteen Lakh Sixty-Four Thousand Three Hundred Forty-Five Only. as on 13-Nov-2025 L9001070123888744 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 Proepty Situated At- Survey No 31/8, 31/14/2, Flat no. B3, 1St Floor, Maharaja Apartment, Bharat Petroleum Petrol Pump, Mancherial Chandrapur Nagpur Road,Vill & Th- Ballarpur, Dist- Chandrapur, Maharashtra Admeasuring 55.91 Sqmtr Undivided share (35.43 Sq mtr), having four boundaries as East



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		<p>- Road, West - Dilasagram Convent school, North - Ice factory & South - maharaja Hotel</p>
8	<p>Reserve Price Fixed & EMD (Rs.)</p>	<p>RESERVE PRICE Rs. 980000/- (Rs. Nine Lakh Eighty Thousand Only.)</p> <p>EMD Rs. 98000/- (Rs. Ninety-Eight Thousand Only.)</p>
	Against Litigation	

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 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 **0 to Mr. Pankaj Gajbhiye**.
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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