



BY SPEED POST/921-511 / C.I: 1821798652

Notice id: 2004

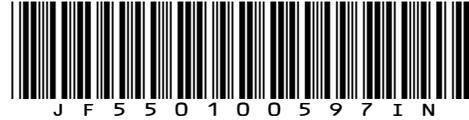
Ref. No.: SBL/SAR/Sale.info./Mar-26/65798

Date: 26-Mar-26

To,

Aniket Jain (Borrower)

Block Office Ke Samne Basoda Vidisha Basoda, Dist-Vidhisa,
Madhya Pradesh, 464221



464221

Aniket Jain

Property Situated At Phn 42 Survey No 8/1K/1 Present Survey No 8/1/1/1 Bareth Road , Basoda , Dist - Vidisha,
Madhya Pradesh ,464221

Arvind Jain (Co-Borrower)

48, Navankur Gali Vidisha Basoda Basoda, Dist-Vidhisa, Madhya Pradesh 464221
464221

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated **26-Aug-2025** 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.2245765.00/- (Rupees Twenty Two Lakh Forty Five Thousand Seven Hundred and Sixty Five Only), L9001070434305161** as on **26-Aug-25** 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.
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 **15-Jan-26** 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.
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.2518428/- (Rupees Twenty Five Lakh Eighteen Thousand Four Hundred and Twenty Eight Only), L9001070434305161** as on **19-Mar-26** with further interest & charges.

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 Small Finance Bank Limited, B-11, Behind CEG Building,
Malviya Nagar, Jaipur, Rajasthan -302017.
<http://www.aubank.in>, Customer Care - 180012001200

S.NO.	PARTICULARS	DETAILS
1	DATE & TIME OF AUCTION	13-May-26 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	11-May-26
3	PLACE OF AUCTION	Au Small Finance Bank Ltd., Branch Address : Ward No.21, Subhash Path, Khari Phatak Road, Vidisha, Madhya Pradesh-464001, auctions@aubank.in
4	MODE OF AUCTION	E-Auction through website https://sarfaesi.auctiontiger.net (Inviting Bids)
5	Loan Account No.	L9001070434305161
6	Outstanding Amount	Rs.2518428/- Rupees Twenty Five Lakh Eighteen Thousand Four Hundred and Twenty Eight Only, L9001070434305161 WITH FURTHER INTEREST ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL.
7	Description of Mortgage property (Secured Assets)	Property No. 1: Address of mortgage property: Property Situated At Phn 42 Survey No 8/1K/1 Present Survey No 8/1/1/1 Bareth Road ,VILL- BEHLOT , GANJ Basoda , Dist - Vidisha, Madhya Pradesh ,464221 Area of the property: Admeasuring 6000 Sq.Ft. East: GALI West: LAND OF VANDANA North: LAND OF SELLER South: HOUSE OF SAHU JI
8	Reserve Price Fixed & EMD (Rs.)	1st RESERVE PRICE Rs. 3800000/- (Rupees Thirty Eight Lakh Only) EMD Rs. 380000/- (Rupees Three Lakh Eighty Thousand Only) 2nd Reserve Price /- () Emd /-

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 **7610210556 & 9773358234 to Mr. Gopal Das Bairagi.**
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

Registered Office
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