

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

Notice id: 1016

Ref. No.: SBL/SAR/Sale.info./Mar-26/61929

Date: 26-Mar-26

To,

**Manmohan Namdev (Borrower)**

35/2 Padariyaganj Padariyaganj Papda Raisen Madhya Pradesh  
464884



**464884**

**Manmohan Namdev**

Property Situated At- Gram Panchayat Plot No. 59 & 60 Kh. No. 39/1 Raisen Raisen Gairatganj, Dist-Raisen, Madhya Pradesh

**Smt. Jyoti Bai (Co-Borrower)**

Makan No 35 Ward No 02 Gram Padariyaganj Tahsil Gairatganj Jila Raisen Padariyaganj Raisen Madhya Pradesh  
464884  
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Dear Sir/Madam,

**Sub: Notice for Sale of the Mortgaged Property**

1. We refer to our Demand Notice dated **16-Jun-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.949199.00/- (Rupees Nine Lakh Forty Nine Thousand One Hundred and Ninety Nine Only), Rs./- (Only) L9001070226093651** as on **10-Jun-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 **20-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 and in pursuance of order dated **12-Dec-25** 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.1153161/- (Rupees Eleven Lakh Fifty Three Thousand One Hundred and Sixty One Only), Rs./- (Only) L9001070226093651** 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	<b>13-May-26</b> 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES
2	DATE OF BID SUBMISSION	<b>11-May-26</b>
3	PLACE OF AUCTION	<b>Au Small Finance Bank Ltd., Branch Address : -AU Small Finance Bank, Hoshangabad Road, opposite Aashima Mall, Bhopal, Raisen, Madhya Pradesh, auctions@aubank.in</b>
4	MODE OF AUCTION	E-Auction through website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> (Inviting Bids)
5	Loan Account No.	<b>L9001070226093651</b>
6	Outstanding Amount	<b>Rs.1153161/- Rupees Eleven Lakh Fifty Three Thousand One Hundred and Sixty One Only,</b>  <b>Rs./- () L9001070226093651</b> as on <b>19-Mar-26</b> WITH FURTHER INTEREST ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL.
7	Description of Mortgage property (Secured Assets)	<p><b>Property No. 1:</b>  <b>Address of mortgage property:</b> Property Situated At- Plot No. 59 &amp; 60 , SURVEY No. 39/1 , PH NO- 18, VILL- DHANGAWAN, TEH - Gairatganj, Dist- Raisen, Madhya Pradesh  <b>Area of the property:</b> Admeasuring 1500 SQFT.  <b>East:</b> PLOT NO- 61,62  <b>West:</b> ROAD  <b>North:</b> PLOT NO- 58  <b>South:</b> ROAD</p> <p><b>Property No. 2:</b>  <b>Address of mortgage property:</b>  <b>Area of the property:</b>  <b>East:</b>  <b>West:</b>  <b>North:</b>  <b>South:</b></p>
8	Reserve Price Fixed	<b>1<sup>st</sup> RESERVE PRICE Rs. 900000/- (Rupees Nine Lakh Only)</b>

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	& EMD (Rs.)	<b>EMD Rs. 90000/-</b> (Rupees Ninety Thousand Only)  <b>2<sup>nd</sup> Reserve Price</b> /- ()  <b>Emd</b> /-
9.	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 **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](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**

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