

**Registered A.D.**

**MSME/SAR/Sale.info./Jun-25/22398**

**Dated: 12-Jun-25**

**Manmohan Giri S/O Pancham Giri (Borrower)  
House No. 69 Mudipar Rode Bilaspur Ward No. 1 Bilha Bilaspur Chattisgarh 495224**

**Nitu Goswami W/O Puran Giri (Co-Borrower)  
House No 69 Ward No 01 Bilha Bilaspur Bilaspur Chattisgarh 495224**

**Also At Nitu Goswami  
Property Situated At Municipal Corporation Ph No 17 Kh No 267 1 Ph No 17 Kh No 267 1  
Ward No 01 Bilha Bilaspur Chattisgarh**

Dear Sir/Madam,

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

1. We refer to our Demand Notice dated **13-Jun-22** 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. 1855432/- (Rs. Eighteen Lac Fifty-Five Thousand Four Hundred Thirty-Two Only)** as on **(10-Jun-22)** 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 **23-Aug-24** 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 (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 there is basis**', unless we receive the entire outstanding amount i.e **Rs. 3236198/- (Rs. Thirty-Two Lakh Thirty-Six Thousand One Hundred Ninety-Eight Only.)** as on **12-Jun-25** 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 SQUARE: B 11 – E, Malviya Nagar  
Industrial Area, Jaipur 302017, Rajasthan.  
Mob. No. 9116080214

4. It is hereby informed you that the Previous auction dated **29-Jan-25** 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                            | 16-Jul-25 02.00 PM TO 04.00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES   |
| 2     | DATE OF BID SUBMISSION                            | 14-Jul-25  |
| 3     | PLACE OF AUCTION                                  | <b>Au Small Finance Bank Ltd, Branch Office : 1ST FLOOR, SHOP NO.4,5,6, MITTAL CHAMBERS,MAIN RD, VYAPAR VIHAR,AT &amp; POST-Bilaspur,C.G, PIN-495001, 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.                                  | L9001060720473445 (New Loan No. L9001060720473445)   |
| 6     | Outstanding Amount                                | <b>Rs. 3236198/-</b> (Rs. Thirty-Two Lakh Thirty-Six Thousand One Hundred Ninety-Eight Only.) as on <b>12-Jun-25</b> 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 Ph No 17 , Kh No 267 /1/12k/1 , Ward No 01 , LAL BAHADUR SHASTRI WARD , TEHSIL - BILHA , DIST - BILASPUR , Chattisgarh Admeasuring 96.8 Sqyds, having four boundaries as East - HOUSE OF KANHIA KEWAT, West - HOUSE OF DEEPAK, North - HOUSE OF BADAN BAI & South - HOUSE OF PARMESHWAR GIRI |
| 8     | Reserve Price Fixed<br>& EMD (Rs.)                | <b>RESERVE PRICE Rs. 1220000/-</b> (Rs. Twelve Lakh Twenty Thousand Only.)<br><br><b>EMD Rs. 122000/-</b> (Rs. One Lakh Twenty-Two Thousand 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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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 & Deepak Jain.**
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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