

Registered A.D.

MSME/SAR/Sale.info./Jun-25/35782 & 35781

Dated: 12-Jun-25

**BANGLORE IYANGARS BAKERY (Borrower)
SHOP NO E.29 ARIHANT SHOPPING CENTER OPP. RAILWAY STATION ACHOLE ROAD
NALLASOPARA EAST THANE MAHARASHTRA 401209**

**Theerthakumar Nagaraj Shetty S/O NAGARAJ (Co-Borrower)
Room No 104 Govind Nagar Apartment Tulinj Road Near Lokmanya College Vijay Nagar
Nallasopara East VASAI MAHARASHTRA 401209**

**Also at THEERTHAKUMAR SHETTY
Property Situated At Jivdani Plaza Co-Operative Housing Society Ltdvirar € Manvel Pada
Roadhissa No 01, Achole Palghar, Maharashtra**

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to our Demand Notice dated **22-Aug-2023** 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. 3493027 Rs. Thirty-Four Lac Ninety-Three Thousand Twenty-Seven Only (& Rs.340569 Rs. Three Lac Forty Thousand Five Hundred Sixty-Nine Only)** L9001060117936987 , L9001061124557082 as on **(22-Aug-23)** 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-Oct-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 and in pursuance of order dated **27-Jun-24** passed under section 14 of the said Act.



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

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. 4984189 Rs. Forty-Nine Lakh Eighty-Four Thousand One Hundred Eighty-Nine Only. & Rs. 589078 Rs. Five Lakh Eighty-Nine Thousand Seventy-Eight Only.** L9001060117936987 , L9001061124557082 as on **12-Jun-25** with further interest & charges.
4. It is hereby informed you that the Previous auction dated **17-Apr-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 | Au Small Finance Bank Ltd, Branch Office :- Shop No 110 ,First Floor Jay Gurudev Mall, Devisha Road, Pach Batti ,Palghar,Maharashtra,401404,auctions@aubank.in |
| 4 | MODE OF AUCTION | E-Auction through website https://sarfaesi.auctiontiger.net (Inviting Bids) |
| 5 | Loan Account No. | L9001060117936987 , L9001061124557082 |
| 6 | Outstanding Amount | Rs. 4984189 Rs. Forty-Nine Lakh Eighty-Four Thousand One Hundred Eighty-Nine Only. & Rs. 589078 Rs. Five Lakh Eighty-Nine Thousand Seventy-Eight Only. as on 12-Jun-25 L9001060117936987 , L9001061124557082 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 Shop No. 9 at Ground floor, "Jivdani Plaza C.H.S.LTD." New Survey no. 252, H. No. 1 (pt), Near Virar Railway Station, Virar East Railway Station Road, Virar, Virar(East),Tal. Vasai, Dist.Palghar, Maharashtra - 401305. Admeasuring 405 Sq .Ft, having four boundaries as East - SBI Bank, West - Road / Rail Track, North - Virar Garden & South - Garden |



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| 8 | Reserve Price Fixed & EMD (Rs.) | RESERVE PRICE Rs. 3000000/- (Rs. Thirty Lakh Only.) EMD Rs. 300000/- (Rs. Three Lakh Only.) |
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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 9769717647 & 9773358234 to **Mr. Ishant Dhingra & 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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