

Public Notice For E-Auction For Sale of Immovable Properties

Sale of Immovable property mortgaged to IFIL Home Finance Limited (Formerly known as India Infoline Housing Finance Ltd.) (IFIL-HFL) Corporate Office at Plot No. 98, Udyog Vihar, Phase-IV, Gurugram-122015 (Haryana) and Branch Office at: "407, 4th Floor, The Imperia, Opp/Shastri Maidan, Above Federal Bank, Nr. Axis Bank, Rajkot-360001"

Table with 5 columns: Borrowers/Co-Borrowers/ Guaranteeors, Demand Notice Date and Amount, Description of the Immovable Property Secured Asset, Date of Physical Possession, Reserve Price. Includes details for 1. Mr. Pramodkumar S Shukla and 2. Mr. Jayshankar Suryanarayn Shukla.

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Zonal office Ahmedabad, 2nd Floor, Mavalankar Haveli, Vasant Chowk, Bhadra Ahmedabad 380001. TELE- 079-25507901/03. FAX-079-25509954

APPENDIX-IV

(See Rule 8(1)) PHYSICAL POSSESSION NOTICE (For Immovable property) WHEREAS, The undersigned being the Authorized Officer of the Bank of Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued demand notices dated 01.08.2022 calling upon the Borrower and guarantor Ms. Ramila Ashwinbhai Patil proprietor of M/s Khodal Pharmaceuticals to repay the amount mentioned in the notice being aggregate amount Rs. 6,54,62,936/-

DESCRIPTION OF THE IMMOVABLE PROPERTY

All the piece and parcels of immovable property situated, lying and being within the village of Mouje - Chhadawad, Taluka City within the registration sub District Ahmedabad and District Ahmedabad, T.P. Scheme No 3/5, & Final Plot No 795, Shop No. 203,2nd Floor, Medicine Market, Kochrab Ashram , Paldi, Ahmedabad admeasuring 25.64 sq. mt.

AU SMALL FINANCE BANK LIMITED (A SCHEDULED COMMERCIAL BANK) Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001, Rajasthan, (India). (CIN:L36911RJ1996PLC011381)

APPENDIX-IV-A- [See proviso to rule 8(6)] Sale notice for sale of immovable properties

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s)/ Co-Borrower (s) and Guarantor (s) that the below described immovable properties mortgaged to the Secured Creditor, the constructive/physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank Limited (A Scheduled Commercial Bank), the same shall be referred herein after as AUSFB. The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis through E-Auction for recovery of amount mentioned in the table below along with further interest, cost, charges and expenses being due to AUSFB viz. Secured Creditor.

Table with 13 columns: Loan A/c No./Name of Borrowers/Co Borrowers/Mortgagors/Guarantor, Date & Amount of 13(2) Demand Notice, Date of Possession, Description of Property, Reserve Price For Property, Earnest Money For Property, Date & Time Of E-Auction, Date & Time of Bid Submission, E-Auction Place of Tender Submission, Contact Person and Property Visit Date, Loan A/c No./Name of Borrowers/Co Borrowers/Mortgagors/Guarantor, Date & Amount of 13(2) Demand Notice, Date of Possession, Description of Property, Reserve Price For Property, Earnest Money For Property, Date & Time Of E-Auction, Date & Time of Bid Submission, E-Auction Place of Tender Submission, Contact Person and Property Visit Date.

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The terms and conditions of e-auction sale- (1). The E-Auction sale of Secured Asset is on "as is where is", "as is what is", "whatever there is" and "no recourse" basis for and on behalf of the Secured Creditor viz. AUSFB and there is no known encumbrance which exists on the said property. (2). For participating in online e-auction sale, Bid document, copies of PAN Card, Board Resolution in case of Company and photo ID, address proof are required to be submitted along with EMD, which is payable by way of RTGS/NEFT/DD in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current account No.1921201121711599 AU SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khadra No. 64 to 67, Gram Sukhapura New Atish Market Jaipur 302020, IFSC Code: AUBL0002011, Once an Online Bid is submitted, same cannot be withdrawn. Further any EMD submitted by bidder will be required to send the UTR/Ref no./DD no. of the RTGS/NEFT/DD with a copy of cancelled cheque on the following email IDs i.e. auctions@aubank.in

Date : 05/04/2023 Place : Ahmedabad Authorised Officer AU Small Finance Bank Limited

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