



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)/Mortgagor (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.

It is hereby informed you that we are going to conduct public E-Auction through website <https://sarfaesi.auctiontiger.net>

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 Auction	Date of Bid Submission	E-Auction Place of Tender Submission	Contact Person & Property Visit Date
(Loan A/C No.) L9001060113438603 , Bhargav Dnyaneshwar Mohite S/O Dnyaneshwar Akaram Mohite (Borrower), Smt.Lata Dnyaneshwar Mohite W/O Dnyaneshwar Akaram Mohite (Co-Borrower)	11-Aug-23 Rs. 10,19,205/- Rs. Ten Lac Nineteen Thousand Two Hundred Five Only As On 10-Aug-23	15-Apr-25	Property Situated At Commercial Property No. 05, Survey No. 314, Chidvilas Reagency, Stand Road, Dist - Sangli, Maharashtra Admeasuring 33.45 Sq. Metre.	Rs. 9,01,000/- Rs. Nine Lakh One Thousand Only.	Rs. 90,100/- Rs. Ninety Thousand One Hundred Only.	25-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 23-Feb-26	Au Small Finance Bank Ltd, Branch Office : Survey No 1076/D, College Corner North Shivaji Nagar, Sangli, Maharashtra- 416436	Ravindra Devare, 7039052930, 9773358234 auctions@aubank.in 20-Feb-26
(Loan A/C No.) L9001060716909557 & L9001061121530640 , Smt.Dipti Deepak Talekar W/O Deepak (Borrower), Dinesh Deepak Talekar S/O Deepak (Co-Borrower)	09-Nov-23 Rs. 33,17,023/- Rs. Thirty-Three Lac Seventeen Thousand Twenty-Three Only & Rs. 3,11,171/- Rs. Three Lac Eleven Thousand One Hundred Seventy-One Only As On 07-Nov-23	05-Apr-25	Flat No. 603, 6Th Floor, Kokan Ratna Co-Op Hsg, Building No. 1, Kokan Nagar Bus Stop, Kokan Nagar, Majas, Tal. Jogeshwari East, Dist. Mumbai 400093. Admeasuring 225 Sqft	Rs. 30,20,000/- Rs. Thirty Lakh Twenty Thousand Only.	Rs. 3,02,000/- Rs. Three Lakh Two Thousand Only.	18-Mar-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 16-Mar-26	Au Small Finance Bank Ltd, Branch Office :- No 105, Mistry Mansion Fort, Mg Road Jj Hospital Road, Noor Baug, Umerkhadi, Mumbai, Maharashtra-400023	Sunil Bamne, 8422864154, auctions@aubank.in 13-Mar-26
(Loan A/C No.) L9001060116672245 , Sarfraj Riyad Metkari S/O Riyad (Borrower) , Heena Sarfraj Metkari S/O Sarfraj (Co-Borrower)	07-May-22 Rs. 7,29,139/- Rs. Seven Lac Twenty-Nine Thousand One Hundred Thirty-Nine Only As On 06-May-22	22-Nov-23	Property Situated At Flat No 04, S No 121/1A, Ground Floor In Building Named & Styled As "Sanjivani Building" Out Of Project Namely Vijay Vihar, Vill.- Kolki, Tal.- Phaltan, Dist.- Satara, Maharashtra Admeasuring 488 Sqft	Rs. 4,00,000/- Rs. Four Lakh Only.	Rs. 40,000/- Rs. Forty Thousand Only.	25-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 23-Feb-26	Au Small Finance Bank Ltd, Branch Office : Shop No 12, Shriram Towers, Kolki, Phaltan, Dahiwadi Road, Phaltan, Satara, Maharashtra	Ravindra Devare, 7039052930, 9773358234, auctions@aubank.in 20-Feb-26
(Loan A/C No.) L9001060118812493 , Ambika Sweets (Borrower), Krishnakumar Chandrabhushan Mishra S/O Chandrabhushan (Co-Borrower), Indrabhushan Yadunath Mishra S/O Yadunath (Co-Borrower), Devabhushan Yadunath	15-Dec-21 Rs. 14,50,027/- Rs. Fourteen Lac Fifty Thousand Twenty-Seven Only As On 14-Dec-21	17-Apr-23	Property Situated At Milkat No 93, Gat No 913, Santoshi Mata Ngr Road, New Govthan, Vill.- Masur, Taluka.- Karad, Dist.- Satara, Maharashtra Admeasuring 1614 Sq. Ft.	Rs. 15,80,000/- Rs. Fifteen Lakh Eighty Thousand Only.	Rs. 1,58,000/- Rs. One Lakh Fifty-Eight Thousand Only.	18-Mar-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 16-Mar-26	Au Small Finance Bank Ltd, Branch Office : Shop No 12, Shriram Towers, Kolki, Phaltan, Dahiwadi Road, Phaltan, Satara, Maharashtra	Prashant Nikam, 8306011154, auctions@aubank.in 13-Mar-26

Mishra S/O Yadunath (Co-Borrower), Shyambhushan Yadunath Mishra S/O Yadunath (Co-Borrower), Note: Civil Suit , Satara, Case No. Cs/307/2023, Case Title- Sushila Gangaprasad Shukla Vs Ausfb

(Loan A/C No.)	13-Dec-23	15-Feb-	Property Situated At-	Rs.	Rs.	11-Mar-26	On or	Au Small Finance	Ravindra
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(Loan A/C No.) L9001060726930352 , Shree Jewellers (Borrower), Smt. Priyanka Arvind Gaikwad (Co-Borrower), Arvind Shankar Gaikwad (Co-Borrower) Note: Drt Sa , Pune, Case No. Sa 409/2025, Case Title- Shree Jewellers Vs Ausfb	13-Dec-23 Rs. 34,89,273/- Rs. Thirty-Four Lac Eighty-Nine Thousand Two Hundred Seventy-Three Only As On 11-Dec-23	15-Feb-25	Property Situated At- Gat Rs No 58 B , Plot No 9 And 10, Ground Floor, Flat No 2, Sai Pushpa Apartment, Vill- Gadoli, Tehsil And Dist- Satara, Maharashtra Admeasuring 1050 Sq. Ft.	Rs. 27,25,000/- Rs. Twenty-Seven Lakh Twenty-Five Thousand Only.	Rs. 2,72,500/- Rs. Two Lakh Seventy-Two Thousand Five Hundred Only.	11-Mar-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 09-Mar-26	AU Small Finance Bank Ltd, Branch Office : Shop No 12, Shriram Towers, Kolki, Phaltan, Dahiwadi Road, Phaltan, Satara, Maharashtra	Ravindra Devare, 7039052930, 9773358234, auctions@aubank.in 06-Mar-26
(Loan A/C No.) L9001060130156935 , Bharat Sales India Private Limited (Borrower), Mohit Rajesh Ramrakhiani (Co-Borrower),	12-Jul-24 Rs. 62,25,026/- Rs. Sixty-Two Lac Twenty-Five Thousand Twenty-Six Only As On 11-Jul-24	10-Jul-25	Property Situated At -Shop No. 237, Property No. 14B/015627000, Sheet No. 72, Ward No. 14, Section No. 7 A, Near Santoshi Mata Temple, Main Bazar Road, Ulhasnagar, Tal. Ulhasnagar, Dist. Thane 421001. Admeasuring 267 Sqft	Rs. 49,00,000/- Rs. Forty-Nine Lakh Only.	Rs. 4,90,000/- Rs. Four Lakh Ninety Thousand Only.	25-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 23-Feb-26	AU Small Finance Bank Ltd., Branch Address : - 4th Floor, Shankeshwar Arcade, Near Ghantali Mandir Road, Dist- Thane, Maharashtra- 400602	Ishant Dhingraan , 9116647841 9773358234 , auctions@aubank.in 20-Feb-26
(Loan A/C No.) L9001060132094708 , Food Street (Borrower), Pankaj Devendrnath Biswas (Co-Borrower), Subhash Jatindranath Biswas (Co-Borrower)	17-Feb-24 Rs. 51,68,033/- Rs. Fifty-One Lac Sixty-Eight Thousand Thirty-Three Only As On 12-Feb-24	09-Sep-25	Property Situated At Rcc House No 766, Survey No 6, C 27, Plot No 3, House No. 766, Vill- Rohte, Tal- Palghar, Dist- Thane, Maharastra Admeasuring 21226 Sq.Ft.	Rs. 1,28,70,000 /- Rs. One Crore Twenty-Eight Lakh Seventy Thousand Only.	Rs. 12,87,000/- Rs. Twelve Lakh Eighty-Seven Thousand Only.	18-Mar-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 16-Mar-26	AU Small Finance Bank Ltd., Branch Address : - 4th Floor, Shankeshwar Arcade, Near Ghantali Mandir Road, Dist- Thane, Maharashtra- 400602	Sunil Bamne, 8422864154, auctions@aubank.in 13-Mar-26
(Loan A/C No.) L9001060139155827 , Vijay Deokule And Associates Through It'S Proprietor Vijay Baburao Devkule (Borrower), Vijay Baburao Deokule S/O Baburao Krushna Devkule (Co-Borrower), Nirmla Vijay Deokule S/O Kisan (Co-Borrower)	15-Feb-25 Rs. 8,42,039/- Rs. Eight Lac Forty-Two Thousand Thirty-Nine Only As On 10-Feb-25	18-Sep-25	Property Situated:- Malmatta No 1873, Gat No 190, Tehsil - Palus, Dist - Sangli, Maharashtra. Admeasuring 3000 Sq Ft	Rs. 20,30,000/- Rs. Twenty Lakh Thirty Thousand Only.	Rs. 2,03,000/- Rs. Two Lakh Three Thousand Only.	18-Mar-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 16-Mar-26	Au Small Finance Bank Ltd, Branch Office : Survey No 1076/D, College Corner North Shivaji Nagar, Sangli, Maharashtra- 416436	Prashant Nikam, 8306011154 , auctions@aubank.in 13-Mar-26
(Loan A/C No.) L9001060119907708 , M/S Sachin Leather Belts Through Its Proprietor- Girish Mohan Urankar (Borrower), Girish Mohan Urankar S/O Mohan Urankar (Co-Borrower & Mortgagor), Smt. Rupali W/O Girish Urankar (Co-Borrower & Mortgagor)	10-Jun-21 Rs. 8,37,922/- Rs. Eight Lac Thirty-Seven Thousand Nine Hundred Twenty-Two Only As On 08-Jun-21	15-Apr-24	(Property 1) Shop No. 3, Ground Floor, Sr. No. 121/1/B/1/C/1/A/2, Plot No. 17, Shrimant Ramraje Shopping Complex, Phaltan, Tal. Phaltan, Dist-Satara, MH Admeasuring 80.5 Sq. Ft & (Property 2) Shop No. 4, Ground Floor, Sr. No. 121/1/B/1/C/1/A/2, Plot No. 17, Shrimant Ramraje Shopping Complex, Phaltan, Tal. Phaltan, Dist. Satara- 415523 Admeasuring 319 Sq. Ft	(Property 1) Rs. 1,15,000/- Rs. One Lakh Fifteen Thousand Only. & (Property 2) Rs. 3,25,000/- Rs. Three Lakh Twenty-Five Thousand Only.	(Property 1) Rs. 25000/- Rs. Twenty Five Thousand Only. & (Property 2) Rs. 32500 Rs. Thirty-Two Thousand Five Hundred Only.	25-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 23-Feb-26	Au Small Finance Bank Ltd, Branch Office : Shop No 12, Shriram Towers, Kolki, Phaltan, Dahiwadi Road, Phaltan, Satara, Maharashtra	Ravindra Devare, 7039052930 9773358234, auctions@aubank.in 20-Feb-26

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 Khasra No. 64 to 67, Gram Sukhaipura 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 ID i.e. auctions@aubank.in

(3). All Interested participants / bidders are requested to visit the website <https://sarfaesi.auctiontiger.net> & <https://www.aubank.in/bank-auction> for further details including Terms & Conditions, to take part in e-auction sale proceeding and are also advised to contact e-mail of auctions@aubank.in

Please Note: This is also a 15 days & 30 days notice Under Rule 8(6) read with Rule 9(1) to the Borrowers/Co Borrowers/Mortgagors of the above said loan account about sale through tender / inter se bidding on the above-mentioned date. The property will be sold, if their outstanding dues are not repaid in full by the borrower in the given notice period.

Date : 30/01/2026**Place : Mumbai****Authorised Officer AU Small Finance Bank Limited**