

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://sarfaei.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.) L9001060114164553 , Satyanarayan Yellappa Veerabattini S/O Yellappa Veerabattini (Borrower & Mortgagor), Smt. Veerabattini Manisha Satyanaryana W/O Satyanarayan Yellappa Veerabattini (Co-Borrower), Saikrishna Veera Battini Yellappa S/O Yellappa Veerabattini (Co-Borrower & Mortgagor)	31-Jul-19 Rs. 14,41,895/- Rs. Fourteen Lakh Forty One Veerabattini (Borrower & Mortgagor), Smt. Veerabattini Hundred Ninety Five Only As On 24-Jul-19	02-Dec-21	Property No.475, Survey No.22/2/4, Sonarpada Road, Bhiwandi, Vill, Kamatghar, Teshil, Bhiwandi, Dist. Thane, Maharashtra Admeasuring 103 Sq.Metre	Rs. 32,20,000/- Rs. Thirty- Two Lakh Thousand Only.	Rs. 3,22,000/- Rs. Three Lakh Twenty-Two Thousand Only.	11-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 09-Feb-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 06-Feb-26
(Loan A/C No.) L9001060119835935 , Vishal Menswear Throught It'S Proprietor Vishal Chandanpatre (Borrower), Shivnath Garments Throught It'S Proprietor Smt. Jaya Vishal Chandanpatre (Co-Borrower),	11-Sep-24 Rs. 24,67,396/- Rs. Twenty-Four Lac Sixty-Seven Thousand Three Hundred Ninety- Six Only As On 10-Sep-24	19-Sep-25	Property Situated At Survey No. 66/3, Plot No. 3, Teshil & Dist- Amravati, Maharashtra Admeasuring 1200 Sq. Ft.	Rs. 28,60,000/- Rs. Twenty- Eight Lakh Sixty Thousand Only.	Rs. 2,86,000/- Rs. Two Lakh Eighty- Six Thousand Only.	11-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 09-Feb-26	AU Small Finance Bank Ltd., Branch Address : Plot No 3, 8, Shewalkar Complex, Rajapeth Chowk, Badnera Road, Dist- Amravati, Maharashtra - 444701	Trilok Gajbhiye 8424015065 auctions@ aubank.in 06-Feb-26

Shamali Babulalji Chandanpatre S/O Babulalji Ramsingh (Co-Borrower) Vishal Sham Chandanpatre, S/O Shyam Lal Babu Lal (Co-Borrower) Smt. Jaya Vishal Chandanpatre W/O Rajesh (Co-Borrower) **Note: Civil Suit, Amravati, Case No. RSC 88/2025, Case Title - Vijaysham Chandanpatre VS AUSFB**

(Loan A/C No.) L9001060123692846 , Shree Ambika Dudd Dairy And Cold Drinks (Borrower), Sanchita Sandip Patil S/O Janardan (Co-Borrower), Sandip Jaywant Patil S/O Jawant (Co-Borrower)	13-Apr-22 Rs. 8,41,861/- Rs. Eight Lac Forty-One Thousand Eight Hundred Sixty- One Only As On 12-Apr-22	26-Oct-23	Property Situated House No. 859, At Urse, Near Sai Mandir, Patil Pada, Dist. Palghar- 401602. Admeasuring 2240 Sq Ft	Rs. 14,80,000/- Rs. Fourteen Lakh Eighty Thousand Only.	Rs. 1,48,000/- Rs. One Lakh Forty- Eight Thousand Only.	11-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 09-Feb-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 06-Feb-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. 14B1015627000, 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. 61,20,000/- Rs. Sixty-One Lakh Twenty Thousand Only.	Rs. 6,12,000/- Rs. Six Lakh Twelve Thousand Only.	24-Dec-25 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 22-Dec-25	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 19-Dec-25
(Loan A/C No.) L9001060132161559 , Parshwa Hardware (Borrower), Smt. Shital Balgounda Patil (Co-Borrower), Balgounda Patil (Co-Borrower)	12-Sep-24 Rs. 7,84,388/- Rs. Seven Lac Eighty-Four Thousand Three Hundred Eighty-Six Only As On 10-Sep-24	17-May-25	Property Situated At- Cts No 837 838 839, Plot Of Balgounda, Malmatta No 891, Altawade Budruk, Tal Walwa Dist- Sangli, MH Admeasuring 200.2 Square Metre.	Rs. 10,10,000/- Rs. Ten Lakh Ten Thousand Only.	Rs. 1,01,000/- Rs. One Lakh One Thousand Only.	11-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 09-Feb-26	AU Small Finance Bank Ltd., Branch Address : Survey No 1076/D, College Corner North Shivaji Nagar, Sangli, Maharashtra- 416436	Prashant Nikam 8306011154 auctions@aubank.in 06-Feb-26
(Loan A/C No.) L9001060119560870 , Sanmati Bangle & General Store (Borrower), Smt. Varsha Amit Chivate (Co-Borrower), Smt. Pushpa Sanmati Chivate (Co-Borrower), Prashant Sanmati Chivate, (Co-Borrower)	12-Sep-24 Rs. 10,63,325/- Rs. Ten Lac Sixty-Three Thousand Three Hundred Twenty-Five Only As On 10-Sep-24	30-Apr-25	Property Situated At C.S. No. 76, Gram Panchayat Milkat No. 527, Gram Panchayat - Burlil, Tehsil- Palus, Dist- Sangli, Maharashtra Admeasuring 51.5 Sq. Mtr.	Rs. 10,00,000/- Rs. Ten Lakh Only.	Rs. 1,00,000/- Rs. One Lakh Only.	11-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 09-Feb-26	AU Small Finance Bank Ltd., Branch Address : Survey No 1076/D, College Corner North Shivaji Nagar, Sangli, Maharashtra- 416436	Prashant Nikam 8306011154 auctions@aubank.in 06-Feb-26
(Loan A/C No.) L9001060119560870 , Smt. Manjula Prakash Gangwe W/O Prakash Ramlal Gangwe (Borrower), Prakash Ramlal Gangwe S/O Ramlal Ralsingh Gangwe (Co-Borrower)	12-Dec-23 Rs. 13,31,799/- Rs. Thirteen Lac Thirty-One Thousand Seven Hundred Ninety-Nine Only As On 11-Dec-23	30-Jan-25	Property Situated At Flat No. 203, 2nd Floor, A Wing, Shree Ram Co Operative Housing Society Limited, S. No. 79 F, Plot No. 2, Vill. Chanje, Dist. Raigad, MH Admeasuring 645 Sq. Ft.	Rs. 23,60,000/- Rs. Twenty-Three Lakh Sixty Thousand Only.	Rs. 2,36,000/- Rs. Two Lakh Thirty-Six Thousand Only.	11-Feb-26 2.00 PM to 4.00 PM with unlimited extension of 5 minutes	On or Before 09-Feb-26	AU Small Finance Bank Ltd., Branch Address : Plot no C-13, Redwood City Plaza, Pen, Raigad, Maharashtra, 402107	Sunil Bamne 8422864154 auctions@aubank.in 06-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 IDs i.e. auctions@aubank.in
 - (3) All Interested participants / bidders are requested to visit the website <https://sarfaei.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.