



# 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 (Co-Borrower/Mortgagor/Mortgagor) (s) that the below described immovable properties mortgaged to the Secured Creditor, the 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://sarfaisi.auctiontiger.net>

Account No. & Name of Borrower, Co-Borrower, Mortgagor, Guarantor	Date & Amount as per Demand Notice Us 13(2) & Date of Physical Possession and amount as on (Date)	Reserve Price, Earnest Money Deposit & Bid Increment Amount (In Rs.)	E-Auction Date and Time, EMD Submission Last Date, Place of Submission of Bids & Documents, Inspection Date
(Loan A/c No.) 2406236660500060	13(2) Notice Issue Date 13/02/2025	RESERVE PRICE Rs. 52,00,00/- (Rupees Fifty Two Lakh Only)	05 February 2026 From 02:00 PM to 04:00 PM With unlimited extension of Five Minutes
1. M/s. Shree Shyambaba Enterprises Through It's Proprietor Mr. Pankaj Satish Agrawal (Borrower)	Loan Account No. 2406236660500060 is Rs. 50,55,30/- (Rupees Fifty Lakh Fifty Five Thousand Three Hundred One Only) as on date 12/02/2025	EMD Rs. 5,20,00/- (Rupees Five Lakh Twenty Thousand Only)	Last Date of Bid Submission 04 February 2026 Upto 06:00 PM
2. Mr. Pankaj Satish Agrawal S/o Mr. Satish D Agrawal (Guarantor/Mortgagor)	Physical Possession done on 06 November 2025	Bid Incremental Amount Rs. 25,000/- (Rupees Twenty-Five thousand only)	AU Small Finance Bank Ltd., Bank Branch Plot No 3 & 8, Sheet No 66, Upper Ground Floor, Shewalkar Complex, Rajapet Chowk, Badnera Road, Amravati, Maharashtra 444701.
3. Mrs. Chanchal Pankaj Agrawal W/o Mr. Pankaj Satish Agrawal (Guarantor/Mortgagor)	Loan Account No. 2406236660500060 is Rs. 57,76,45/- (Rupees Fifty Seven Lakh Seventy Six Thousand Four Hundred Fifty Nine Only) as on date 03-Jan-2026 plus, Future interest & charges extra.		Email ID: rakesh.jain1@aubank.in
4. Mr. Vaibhav Pankaj Agrawal S/o Mr. Pankaj Satish Agrawal (Guarantor)			Inspection Date 19 & 20 February 2026

## Description of Mortgage Property / Properties:

All That Part and Parcel of Residential Property, Plot No. 36, Area Admeasuring 97.50 Sq. Mtr. (1049.49 Sq.ft.) Along with Construction of 105.07 Sq. Mtr. (1130.97 Sq.ft.) Situated Survey No. 225/2, Datta Dham, Mouje Rahatgaon, Pragane- Nandgaon Peth, Tehsil and District Amravati, Within Limits of Amravati Municipal Corporation Amravati City, Maharashtra. Owned by Mr. Pankaj Satish Agrawal & Mrs. Chanchal Pankaj Agrawal.

Boundaries: - East- Plot No. 35, West- Plot No. 37, North- Road, South- Plot No. 34. Total Built Up Area 1600 Sq. Ft. Approx.

All Interested participants / bidders are requested to visit the website <https://sarfaisi.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 Mr. Bhanu Pratap Singh, Contact Number 9358002663 and e-mail of bhanu.singh3@aubank.in

## THIS IS ALSO A STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8(6) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

## STATUTORY 15 DAYS SALE NOTICE TO BORROWER / MORTGAGORS

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 in the name of MSME AUCTION POOL ACCOUNT OF AU Small Finance Bank Limited, Current Account No.192120121711599 AUS FB SMALL FINANCE BANK LIMITED Fifth and Sixth Floor Sunny Big Junction STC Khasra No. 64 to 67, Gram Sankhupuri New Aish 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 of the RTGS/NEFT with a copy of cancelled cheque on the following email IDs i.e. rakesh.jain1@aubank.in

3. All Interested participants / bidders are requested to visit the website <https://sarfaisi.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 Mr. Bhanu Pratap Singh, Contact Number 9358002663 and e-mail of bhanu.singh3@aubank.in

Date : 13/Jan/2026  
Place: Amravati, Maharashtra

Authorised Officer

AU Small Finance Bank Limited.

Sd/-

Authorised Officer

Bank of India

Sd/-