



AU Small Finance Bank Limited (Formerly known as Au Financiers (India) Limited)

Registered office :- 19-A, Dhuleswar 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

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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of AU Small Finance Bank LTD. (formerly known as Au Financiers (India) Ltd.) Secured Creditor, will be sold on "As is where is", "As is what is ", and "Whatever there is" basis. The details of the cases are as under :

Name of Borrowers/Co-Borrowers/Guarantors/Mortgagers & Loan Account No.	Date & Amt. of 13(2) Demand Notice	Date of Possession	Description of Property	Reserve Price for property	Earnest Money for property	Date & Time of Auction	Place of Tender Submission, Tender open & Auction at AU Small Finance Bank Limited	Contact Person and property visit date
Prabhubhai Devandas Ramchandani S/o Devandas Bhojmal Ramchandani (Borrower & Mortgagor) Smt. Sunitaben Prabhubhai Ramchandani W/o Prabhubhai Devandas Ramchandani (Co-Borrower) Loan A/c No:LSPNR02714-150265525	21-Aug-17 Rs.607750 Rs.Six Lac Seven Thousand Seven Hundred Fifty Only	17-Oct-18	City Sr. Sheet No. 25, City Sr. No. 9924, Mun. No. 11/100, Palanpur, Distt. - Banaskantha,Gujarat. Admeasuring 33.53.81 Sq.Mtr..	Rs.300000 Rs. Three Lac Only	Rs.50000 Rs. Fifty Thousand Only	17-Dec-18 10.30 AM to 2.00 PM with unlimited extension of 5 minutes	AU Small Finance Bank Ltd., Branch Office : - 2nd Floor, Sanskrut Complex, Abu Highway, Palanpur, Gujarat -385001	Kalmesh Sharma- 900111234 15-Dec-18

➤ Terms and Conditions of Auction

1. The person, taking part in the tender, will have to deposit his offer separately for each lot in the tender form provided by the Au Small Finance Bank Limited, which is to be collected from above mentioned branch office during working hours of any working day, super scribing " Tender Offer For **Prabhubhai Devandas Ramchandani (Name of Borrower)** " on the sealed envelope along with the DD/Pay Order/Cash receipt (cash deposit at AUSFB Bank counter with complete details) of Earnest Money Deposit (EMD) in favour of Authorized Officer AU Small Finance Bank Limited payable at the above mentioned date & place. The sealed envelopes will be opened in the presence of the

available interested parties as per time given in above table at above mentioned branch office of AU Small Finance Bank Limited (Formerly known as AU Financiers (India) Limited), Inter-se bidding, if deemed fit by the authorized officer will also take place among the available bidders. The EMD is refundable if the bid is not successful.

2. Sale of the assets will not be made below the reserve price.

3. Minimum Bid Increase Amount for each lot shall be Rs.10000/- (Rupees Ten Thousand only).

4. The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire Earnest Money deposited (EMD) will be forfeited.

5. Balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his entire initial deposited amount will be forfeited.

6. The successful bidder would bear the charges/fees payable for conveyance such as Stamp Duty, Registration Fee, and also any statutory dues, etc. as applicable as per law.

7. The Authorized officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason thereof. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day.

8. To the best of knowledge and information of the Bank, no other encumbrance exists on the property and if any kind of encumbrances exists on the said property, the Authorized Officer/Bank shall not be responsible / liable for such kind of encumbrances which may persist for the property being sold thereof.

9. The balance 75% of the sale price shall be payable on or before 15th day of confirmation of the sale by the Authorized Officer or such extended period as may be agreed upon between the purchaser and secured creditor, in any case not exceeding three months in writing by the solely at the discretion of the authorized officer. In case of failure to deposit this balance amount within the prescribed period the entire amount deposited shall be forfeited.

10. The bids are not transferable. Any payment made towards the EMD, part payment deposits etc. will not carry any sort of interest.

11. Interested parties who want to know about the procedure of tender may contact at the above-mentioned place during office hours. Tender form can be submitted only before the auction time failing which the same would not be accepted.

Note: - This is also a 30 days notice Under 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.

Date : 16-Nov-18

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Authorised Officer

AU Small Finance Bank Ltd.