

Terms & Conditions: (1) The sale shall be subject to the terms & conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions. (2) The properties are being sold on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" AND "WHATEVER THERE IS BASIS". (3) The particulars of Secured Assets specified in the Schedule herein above have been stated to the best of the information of the Secured Creditor, but the Secured Creditor shall not be answerable for an error, misstatement or omission in this proclamation. (4) The sale will be done by the undersigned through e-auction platform provided at the [Website https://baanknet.com](https://baanknet.com) on 06.04.2026. Interested Bidders/Buyers will have to do registration on [website https://baanknet.com](https://baanknet.com) of bank's authorized service provider PSB Alliance and have to transfer EMD Money in their Global EMD Wallet through online mode, well before time. If EMD amount is not available in Global EMD Wallet then, system will not allow to place bid. For detailed terms & conditions of the sale please refer <https://baanknet.com> & [www.pnb.bank.in](http://www.pnb.bank.in).

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| <b>Regd. Office: 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                           |
| <b>APPENDIX IV [SEE RULE 8(0)] POSSESSION NOTICE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                           |
| <p>Whereas, the undersigned being the Authorized Officer of the <b>AU Small Finance Bank Limited</b> <b>A Scheduled Commercial Bank</b> under the "Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" and in exercise of Power conferred under Section 13 read with the Security Interest (Enforcement) Rules, 2002, issued under said notice dated 24/04/2025 vide Ref. No. <b>CS-BAR/13-2BB/AJPR/2025/09</b> Loan Account No. <b>22212302410647727</b> called upon the Borrower/Guarantor/Mortgagors, (Also, Legal Heir Of Guarantor/Mortgagor) <b>M/s. Santosah Traders Through Its Proprietor Mr. Amit Kumar Gupta (Borrower/Mortgagor), Mr. Amit Kumar Gupta S/o Late Mr. Ashok Kumar Gupta (Legal Heir Of Guarantor/Mortgagor) Late Mr. Ashok Kumar Gupta), Mrs. Chanchal Gupta W/o Mr. Amit Kumar Gupta (Guarantor), Mrs. Shobha Gupta W/o Late Mr. Ashok Kumar Gupta (Also, Legal Heir Of Guarantor/Mortgagor) Late Mr. Ashok Kumar Gupta (Mortgagor), Mr. Alok Kumar Gupta S/o Late Mr. Ashok Kumar Gupta Legal Heir Of Guarantor/Mortgagor Late Mr. Ashok Kumar Gupta)</b> to repay the amount mentioned in the notice being in for loan Account No. <b>22212302410647727 Rs. 72.32,260/- (Rupees Seventy-Two Lakh Thirty-Two Thousand Two Hundred Sixty Only)</b> as on 23 April 2025 aggregating total due (which includes principal, interest, penalties and all other charges) with further interest and charges until payment in full within 60 days from the date of notice/date of receipt of the said notice.</p> |                                                                                                           |
| <p>The borrower/ mortgagor having failed the borrower/ mortgagor having failed to pay the amount, notice is hereby given to the borrower/ mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this <b>12<sup>th</sup> day of March of the year 2026.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                           |
| <p>"The borrower's attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available to redeem the secured assets"</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                           |
| <p>The Borrower/Guarantor/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the <b>AU Small Finance Bank Limited</b> for an amount of for loan Account No. <b>22212302410647727 Rs. 81,94,474/- (Rupees Eighty-One Lakh Ninety Four Thousand Four Hundred Seventy Four Only)</b> as on 11 March 2026 and further interest &amp; expenses thereon until full payment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                           |
| <b>Description of immovable properties</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                           |
| <p>All That Part and Parcel of Property, House No. 44, Situated at Ward No. 3, Nanaji Wasti Gali, Ganjbasoda, District Vidisha, Madhya Pradesh. Area Admeasuring 80 Sq. Ft. Owned by Late Mr. Ashok Kumar Gupta &amp; Mrs. Shobha Gupta. Bounded As Under :-</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                           |
| <p><b>East: House of Bhupendra Kumar Jain, West: House of Ajeet Kumar Jain, North:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                           |
| <p><b>Street South: Road</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                           |
| <p><b>-sd-</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                           |
| <p><b>Date : 12.03.2026</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p><b>Authorised Officer</b></p>                                                                          |
| <p><b>Place : Ganj Basoda, District Vidisha, MP</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>AU Small Finance Bank Limited</b></p>                                                               |