

AXIS BANK LIMITED

(CIN: L65110GJ1993PLC020769)

Stressed Assets Group, Corporate Office, "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.

www.axisbank.com

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/Mortgagor

1)Yash Builders (Borrower, Mortgagor & Hypothecator) 1st Floor, Yash Signature, Sion Trombay Road, Opposite Telecom Factory, Deonar, Chembur East – Mumbai – 400088. **2) Mr. Paras Sunderji Dedhia (Proprietor of Yash Builder, Mortgagors and Guarantor)** 18, Mabella Mansion, Central Avenue Road, Chembur, Mumbai – 400071. **3. Ms. Kashmira Paras Dedhia (Mortgagors and Guarantor)** 18, Mabella Mansion, Central Avenue Road, Chembur, Mumbai – 400071.

That the below described immovable properties mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Court Commissioner on 28th February 2024 and handed over to Authorised Officer of Axis Bank Limited, i.e., Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" and "NO RECOURSE BASIS" **on 11th November 2025**, for recovery of Rs. 17,26,97,443.22/- (Rupees Seventeen Crores Twenty-Six Lakhs Ninety-Seven Thousand Four Hundred Forty-Three and twenty-two paisa only) as on 11th September 2018 with further interest from 12th September 2018 till the date of payment till the date of payment, incidental expenses, other charges, costs etc. due to Axis Bank Limited from the above-mentioned borrower and guarantors.

DESCRIPTION OF THE IMMOVABLE PROPERTIES

Details of lot	Description of Property	Reserve Price (Amt. in Rupees)	Earnest Money Deposit
Lot No.1	Property situated at Office No. 308, Joshi Chambers, Orion Chamber Premises Co-operative society Ltd. situated at 66B, Ahmedabad Street, Iron Market, Carnac Bunder, Masjid (East), Mumbai-400009, of 369 sq. ft. FP No. 66, Division Prince Dock, Ground + 5, with lift constructed in year 1992 with buildings constructed thereon along with other assets such as furniture and fixtures, equipments, machinery-fixed and movable, structures any other assets situated thereon owned by Shri Paras Sunderji Dedhia.	Rs. 52,55,361/-	5,25,536/-
Lot No.2	Property situated at Office No. 402, Joshi Chambers, Orion Chamber Premises Co-operative society Ltd. situated at 66B, Ahmedabad Street, Iron Market, Carnac Bunder, Masjid (East), Mumbai-400009, of 309 sq. ft. FP No. 66, Division Prince Dock, Ground + 5, with lift constructed in year 1992 with buildings constructed thereon along with other assets such as furniture and fixtures, equipment's, machinery-fixed and movable, structures any other assets situated thereon owned by Ms. Kashmira Paras Dedhia.	Rs. 46,64,871/-	Rs. 4,66,487/-

Physical possession of the above-mentioned property is taken by the Court Commissioner on 28th February 2024 in accordance with Hon'ble Additional Chief Metropolitan Magistrate Mumbai order dated 4th November 2023 under section 14 of the SARFAESI Act, 2002 and handed over the physical possession to the Authorised Office of Axis Bank Limited.

Last date for submission of bid and EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted on or before 10th November 2025 by 5:00 p.m.
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	at the following address :- Mumbai – Mr. Atul Mishra , Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Mob: +91 9821367780
Inspection of Property	For inspection, please contact Mr. Atul Mishra (Authorised officer) on the following number +91 9821366780. Inspection shall be done with prior approval of authorised officer.
Date and time of e-auction	11th November 2025 between 1.00 p.m. to 2.00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs.1,00,000/ - (Rupees One Lakhs Only)

Encumbrances known to the Secured Creditor: NIL

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-notices> and/or <https://axisbank.auctiontiger.net> .(Auction ID's-XXXXX, XXXXX).

Date: XX-10-2025

Place: Mumbai

Sd/-
Authorised Officer
Axis Bank Ltd.