

	AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769) Structured Assets Group, Corporate Office, "Axis House", C-2, 7 th Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025. Mob.- 8451832131, www.axisbank.com Registered Office: "Trishul", 3 rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006
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PUBLIC NOTICE FOR SALE/E-AUCTION

As per Appendix II-A and IV-A read with 6(2) and with rule 8(6) of the Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of the Movable and Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002) read with proviso to rule 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/ Guarantors/ Mortgagors i.e. 1) **M/s R. K. Agro Industries**, 2) **Shri Prakash Ramchandra Rathi**, 3) **Smt. Jyoti Prakash Rathi**, 4) **Shri Aditya Ashok Khandelwal**, 5) **Shri Amit Kamalkishor Sharma**, 6) **Shri Rajendra Ramchandra Rathi**, 7) **Shri Anilkumar Puranmal Khandelwal**, the owner of the below described property mortgaged/charged to Axis Bank Ltd. i.e. the Secured Creditor, the physical possession of which has been taken by the Respected tehsildar, Khamgaon on 05th September 2023 appointed by Hon'ble District Magistrate, Buldhana on Sec. 14 application filed by Axis Bank Ltd. under SARFAESI Act. Thereafter Respected tehsildar, Khamgaon has handed over physical possession of the below mentioned hypothecated assets/properties and mortgaged property to Authorised Officer of Axis Bank Limited i.e., Secured Creditor, will be sold on **"As is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis" and "No recourse Basis" on October 31, 2025**, for recovery of **Rs. 3,42,62,436.00 (Rupees Three Crore Forty Two Lakh Sixty-Two Thousand Four Hundred Thirty Six Only)** being the amount due as on 17th August 2021, as mentioned in Demand Notice dated 17th August, 2021 bearing reference No. AXISB/SAG/SA/2021-22/502 issued u/s. 13 (2) of SARFAESI Act, being the amount due as on 17th August 2021, along with further interest thereon w.e.f. 18th August 2021 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due from Borrower/ Guarantors/ Mortgagors viz. 1) **M/s R. K. Agro Industries**, 2) **Shri Prakash Ramchandra Rathi**, 3) **Smt. Jyoti Prakash Rathi**, 4) **Shri Aditya Ashok Khandelwal**, 5) **Shri Amit Kamalkishor Sharma**, 6) **Shri Rajendra Ramchandra Rathi**, 7) **Shri Anilkumar Puranmal Khandelwal** to Axis Bank Limited i.e. Secured Creditor

The description of hypothecated and mortgaged assets/properties for sale along with reserve price and the earnest money deposit are as under:

DESCRIPTION OF PROPERTY	RESERVE PRICE (in Rs.)	EARNEST MONEY DEPOSIT (EMD in Rs.)
a. All that piece and parcel of land situated at Plot No. C-13/8, in the Khamgaon Industrial area within the village limits of Sutala Bk. And outside the limits of Khamgaon Municipal	Rs. 1,10,00,000/- (Rupees One Crore)	Rs. 11,00,000/- (Rupees Eleven lakh Only)

<p>Council In rural area, Taluka and registration sub-district khamgaon district and registration District Buldhana admeasuring 4500.00 Sq. Mtrs. Extent of Land along with construction and Machineries standing thereon within the following boundaries:</p> <p>North : Plot No. C-139/9 South : Plot No. C-13/7 East : MIDC Nala Street West : MIDC Road</p> <p>b. Movable assets inside above property viz. Plant & machinery (Details mentioned in Tendor document)</p>	<p>and ten lakhs Only)</p>	
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The reserve price mentioned above is a consolidated reserve price, the breakup of the reserve price includes Rs. 93,00,000/- towards the property mentioned in (a) above AND Rs. 17,00,000/- towards the property mentioned in (b) above.

Note: Both the properties mentioned in (a) and (b) above shall be sold as a single unit, and the final sale

price shall be distributed between the (a) and (b) properties, in the same proportion as of the breakup of the reserve price mentioned above.

The online bids shall be submitted as per schedule given below

Last date for submission of bid and EMD Remittance	<p>Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted on or before October 30, 2025, by 5.00 p.m. at the following address :- Mr. Rahul Phonde, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Mobile No.: +91 8451832131</p>
Inspection of Property	October 20, 2025 , between 12.00PM to 1.00PM only with prior appointment
Date and time of e-auction	October 31, 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 Lakh Only)

Encumbrance known to the Secured Creditor: No known encumbrances.

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>.

Date: Oct 10, 2025,
Place: Mumbai

Authorized Officer
Axis Bank Ltd.