

**AXIS BANK LIMITED**

(CIN: L65110GJ1993PLC020769)

Registered Office- Trishul, 3rd Floor, Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad-380006.**Structured Assets Group at Corporate Office** - "Axis House", 7th Floor, Pandurang Budhkar Marg, Worli, Mumbai - 400025. www.axisbank.com; Email id : santosh,nangare@axisbank.com; mateen.shaikh@axisbank.com; vinay.agarwal@axisbank.com**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

Appendix and IV-A [Read with Rule and 8(6)] of Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI Act**") read with proviso to rule 8(6) and rule 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower i.e. MPTA Education Ltd and Guarantors i.e. Mr. Madhukar Anant Pathak , Mr. Abhishek Madhukar Pathak, Mr. Sadanand Jagannath Deshpande and Mrs. Yogita Sadanand Deshpande 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 respected Tahsildar appointed by Hon'ble DM, Pune on an application filed under section 14 of the SARFAESI Act i.e. Securitisation Application No. 1592/2024 filed by Axis Bank Ltd. under SARFAESI Act. The respected Tahsildar has handed over physical possession of the below mentioned mortgaged assets/properties to Authorised Officer of Axis Bank Limited, i.e., Secured Creditor, which will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RE COURSE BASIS" **on 29th January 2026** for recovery of Rs. 3,70,18,290/- (Rupee Three Crores Seventy Lakhs Eighteen Thousand Two Hundred Ninety only) being the amount due as on 31st May 2025 as per the physical Possession Notice dated 11th July 2025 issued by Axis Bank Ltd. along with further interest thereon at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due from MPTA Education Ltd and the Guarantors/Mortgagors to Axis Bank Limited.

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

Sr No.	Description Of Property	Reserve price	EMD Amount	Physical Possession Date
1.	<p>All that piece and parcel of property being Office No. 21-21A admeasuring about 774.62 sq. ft. = 71.96 sq. mtrs. carpet,</p> <p>Office No. 22-22A admeasuring about 579.00 sq. ft. = 53.79 sq. mtrs. carpet,</p> <p>Office No. 23-23A-23B admeasuring about 814.62 sq. ft. = 75.68 sq. mtrs. carpet,</p> <p>Office No. 24-24A admeasuring about 414 sq. ft. = 38.46 sq. mtrs. carpet, and</p> <p>Office No. 25-25A-25B admeasuring about 1120.80 sq. ft. = 104.12 sq. mtrs. carpet,</p> <p>Office No. 26-26A-26B admeasuring about 923.07 sq. ft. = 85.75 sq. mtrs. carpet,</p> <p>totally admeasuring about 4626.11 sq. ft. = 429.76 sq. mtrs. carpet in the building named as "Kunal Plaza" constructed at S. No. 244/A/1 (part), now bearing at CTS No. 4536, Chinchwad, Pune</p>	Rs. 3,85,00,000/- (Rupees Three Crore Eighty Five Lakh only)	Rs. 38,50,000/- (Rupees Thirty Eight Lakh Fifty Thousand only)	11 th July 2025

The online bids shall be submitted as per schedule given below:-

EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' drawn on a Scheduled Bank and payable at Mumbai to be submitted on or before 28th January 2026 by 5:00 p.m. at any of the following address of the Bank:- <ul style="list-style-type: none"> Mr. Santosh Nangare/Mr. Mateen Shaikh: Structured Assets Group, Corporate Office, "Axis House", 7th Floor, Pandurang Budhkar Marg, Worli, Mumbai – 400025
Inspection of Property	16 th January 2026 only with prior appointment. For inspection, please contact Mr Santosh Nangare at + 91 9820413949 / Mr. Mateen Shaikh at +91 81084 78753
Date, Place and time of auction	E-auction on 29th January 2026 between 12:00 p.m. to 03:00 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)
Encumbrances (to the extent known to the Bank)	<ul style="list-style-type: none"> GST dues of Rs. 33,401/- GST/ Sales Tax Dues of Rs. 4,09,10,443/- for a period of FY 2017 till FY 2020 Axis Bank Ltd. had filed recovery proceeding i.e. Original Application No (Diary) No. 1750 of 2025 against M/s. MPTA Education Limited and Guarantors i.e. Mr. Madhukar Anant Pathak, Mr. Abhishek Madhukar Pathak, Mr. Sadanand Jagannath Deshpande and Mrs. Yogita Sadanand Deshpande for recovery of outstanding dues in Hon'ble Debts Recovery Tribunal, Pune..
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:07th January 2026	
Sd/- Authorised Officer Axis Bank Ltd.	