



Axis Bank Ltd., 5<sup>th</sup> Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.  
 Registered Office: 'Trishul', 3rd Floor, Opp. Samarsheshwar Temple, Law Garden, Ellisbridge, Ahmedabad - 380005.

**E-Auction Sale Notice For Sale of Immovable Property**

**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) Rule, 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 properties are mortgaged/charged to the secured creditor, the physical possession of which has been taken by the Authorized Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" basis on below mentioned dates for recovery of the sum mentioned below due to the following secured creditors. The reserve price and the earnest money deposit will be as mentioned below. Please refer the appended auction schedule for necessary details :-

Sr. No.	Auction Schedule				
	1.	2.	3.	4.	5.
<b>Description of Property</b>	All The Piece And Parcel of Flat No. A/02, In The Building Known As Triveni Lotus, Near Pappaswath Nagari, Survey No. 133, Village Umroli (East), Palghar-401404, Admeasuring:- 351.01 Sq. Ft. Carpet Area.	All The Piece And Parcel of Flat No. C/302, On The Third Floor, of The Building No. 34, Known As "dhanixami" In The Vasat Leela (Phase Xb) Co-operative Housing Society Ltd., of The Vasant Leela Complex, Standing On The Land Bearing Survey No. 129, Hissa No. 2 (Part), Village-Kavesar, Lying, Being Situated At Opp. Datal Engineering, Behind Vijay Nagari, Ghodbunder Road, Kavesar, Thane (west) - 400615. Admeasuring: 885 Sq. Ft. Build Up.	All The Piece And Parcel Of Flat 5B-401, On The 4th Floor, In The Building Known As 'Balaji Residency', Situated Located At Village Hedutane, Kanpoli Gram, Panchayat, Tal Panvel, Navi Mumbai, Raigad-410206. Area Admeasuring About :- 45.879 Sq. Mtrs. Carpet Areas.	All The Piece And Parcel of Flat No. 302, On The Third Floor, In The A Wing, In The Building Named "Amar Preet", A Wing, Lying And Being Bearing New Sr. No. 148, Plot No. 10 & 11, Situated At Village-mamdapur, Near Shree Swami Samarth Developer, Dilkap College Road, Neral (west), Taluka-karjat, Dist Raigad-410101. Area Admeasuring:- Carpet Area 32.88 Sq. Mtrs. + 5.25 Sq. Mtrs. Balcony.	All The Piece And Parcel of Flat No. 104, On The First Floor, In The Building Known As "Sri Sai Chaitra Apartment", Lying An Being Survey No. 160, Plot No. 4, Survey No. 160, Plot No. 5, Situated At Village-mamdapur, Near Dilkap College Road, Neral (West), Taluka-karjat, Dist Raigad-410101. Area Admeasuring:- 33.11 Sq. Mtrs. Carpet. Open Terrace 8.36 Sq. Mtrs. Carpet.
<b>Known Encumbrances (If Any)</b>	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable	Not Known To The Secured Creditor The Unpaid Charges Towards Electricity, Maintenance, Tax, Builder Dues Etc. If Any, As Applicable	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable
<b>Reserve Price (In Rs.)</b>	Rs. 19,53,000/- (Rupees Nineteen Lakh Fifty Three Thousand Only)	Rs. 80,06,850/- (Rupees Eighty Lakh Six Thousand Eight Hundred Fifty Only)	Rs. 34,49,100/- (Rupees Thirty Four Lakh Forty Nine Thousand One Hundred Sixty Only)	Rs. 23,40,000/- (Rupees Twenty Three Lakh Forty Thousand Only)	Rs. 19,23,000/- (Rupees Nineteen Lakh Twenty-Three Thousand Only)
<b>Earnest Money Deposit (In Rs.)</b>	Rs. 1,95,300/- (Rupees One Lakh Ninety Five Thousand Three Hundred Only) through DD in favor of Axis bank ltd., payable at Mumbai.	Rs. 8,00,685/- (Rupees Eight Lakh Six Thousand Eighty Five Only) through DD in favor of Axis Bank Ltd., payable at Mumbai.	Rs. 3,44,916/- (Rupees Three Lakh Forty Four Thousand Nine Hundred Sixteen Only) through DD in favor of Axis bank ltd., payable at Mumbai.	Rs. 2,34,000/- (Rupees Two Lakh Thirty Four Thousand Only) through DD in favor of Axis Bank Ltd., payable at Mumbai.	Rs. 1,92,300/- (Rupees One Ninety Two Thousand Three Hundred Only) through DD in favor of Axis bank ltd., payable at Mumbai.
<b>Bid Incremental Amount</b>	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)
<b>Last Date, Time And Venue For Submission of Bids With Sealed Offer/Tender With EMD</b>	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400 708	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400 708	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400 708	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400 708	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400 708
<b>Date, Time and Venue for Opening of Bids.</b>	On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.	On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.	On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.	On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.	On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a> E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.

	Provider as mentioned above	mentioned above	Provider as mentioned above	Provider as mentioned above	Provider as mentioned above
<b>Date for Inspection of Properties</b>	As per prior appointment of authorized officer	As per prior appointment of authorized officer	As per prior appointment of Authorized Officer.	As per prior appointment of Authorized Officer.	As per prior appointment of Authorized Officer.
<b>Cost of Tender / Bid Cum Auction Form</b>	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'
<b>Return of EMD of Unsuccessful Bidders</b>	Within Seven working days from the date of Auction.	Within Seven working days from the date of Auction.	Within Seven working days from the date of Auction.	Within Seven working days from the date of Auction.	Within Seven working days from the date of Auction.
<b>Last Date For Payment of 25% of Accepted Highest Bid For Confirmed Successful Bidder (Inclusive of EMD)</b>	The payment should be made latest by next working day from the date of bid confirmation.	The payment should be made latest by next working day from the date of bid confirmation.	The payment should be made on the same day or later than next working day from the date of bid confirmation.	The payment should be made on the same day or later than next working day from the date of bid confirmation.	The payment should be made on the same day or later than next working day from the date of bid confirmation.
<b>Last Date For Payment of Balance 75% of Highest Bid</b>	Within 15 days from the date of Sale Confirmation	Within 15 days from the date of Sale Confirmation	Within 15 days from the date of Sale Confirmation	Within 15 days from the date of Sale Confirmation	Within 15 days from the date of Sale Confirmation
<b>Borrower/Guarantors/ Mortgagor Name &amp; Address</b>	Jyoti Ramashankar Pandey, Jaydevi Ramashankar Pandey, Flat No. A/103, Gokul Dham, Suyog Nagar, Nr Viva Junior Collage, Nallasopara East, Thane - 401209. Also At : Room No 3/201, Sai Ashirwad Bldg, Central Park, Nallesopara (east) Vasai Thane-401209. And Also : Flat No A/02, In The Building Known As Triveni Lotus, Near Paraswath Nagar, Survey No. 133, Village Umroli (east) Paighar-401404.	Rupesh Satywan Pangerkar, Smita Rupesh Pangerkar, 252, Opp Shivsena Office Khindinpada Mulund Colony Ehnadup Complex Mulund West, Mumbai-400082. Also At : Flat No C 302, 3rd Floor, Building No 34, Dhanlaxmi Vasai Leela Phase XII Chel Ghodbunder Road Thane - 400615.	Sumit Ray Chowdhary, Anita Sumit Roy Chowdhary, Flat 5B - 401, On The 4th Floor, In The Building Known As "Bataji Residency", Situated Located At Village Hadutane, Kanpelli Gram Panchayat, Tal Panval, Nav Mumbai, Raigad - 410208. Also At : Talb And Shamsi Const Pvt Ltd., Temple Bell, 37, K. M. Munshi Marg, Chowpatti, Mumbai 400007 And Also : Bhoomi Gardania II, A-1406, Sec-20, Plot No. 10, Roadpall, Kalamboli, Navi Mumbai-400701	Mohammad Aslam Chaudhary, Jharunnisha Mohammed Aslam Chaudhary, D-412, Mohd Rafiq Nagar, Opp. Bismillah Masjid, Shivaji Nagar, Govandi, Mumbai - 400043. Also At : Flat No. 302, On The Third Floor, In The A Wing, In The Building Named "amer Preet - A Wing", Situated At Village-mamdapur, Near Shree Swami Samarth Developers, Dilip College Road, Nerul (west), Taluk-karjat, Dist. Raigad-410101.	Phlitesh Kaklotar, Mamta Hitesh Kaklotar, A-203, Chandradeep CHSL, Om Nagar, Amgadi Road, Near Ganesh Mandir, Vasai West-401202, Thane. Also At: Flat No. 104, On The First Floor, In The Building Known As "SP Sai Chhatre Apartment", Lying And Being Survey No. 160, Plot No. 4, Survey No. 160, Plot No. 5, Situated At Village-mamdapur, Near Dilip College Road, Nerul (west), Thaluka-karjat, Dist. Raigad-410101.
<b>Loan Account No.</b>	PHR002306010471	PHR032701806901	PHR032704306234 / HTR032704514341	PHR032706820827	PHR032806040956
<b>Date of Demand Notice U/SEC. 13(2) of SARFAESI Act</b>	30/09/2022	31/05/2022	24/06/2021	31/05/2022	31/05/2022
<b>Amt. of Demand Notice U/SEC. 13(2) of SARFAESI Act (In Rs.)</b>	Rs. 16,80,789/- plus future interest and charges w.e.f. 20/09/2022 as per 13(2) notice dated 30/09/2022	Rs. 58,76,235/- plus future interest and charges w.e.f. 28/05/2022 as per 13(2) notice dated 31/05/2022	Rs. 30,58,345/- plus future interest and charges w.e.f. 11/06/2021 as per 13(2) notice dated 24/06/2021	Rs. 21,84,487/- plus future interest and charges w.e.f. 26/05/2022 as per 13(2) notice dated 31/05/2022	Rs. 19,55,857/- plus future interest and charges w.e.f. 26/05/2022 as per 13(2) notice dated 31/05/2022
<b>Date of Physical Possession</b>	22/11/2023	29/12/2023	18/01/2023	08/06/2023	08/06/2023
<b>Publication Date of Possession Notice</b>	26/11/2023 In Free Press Journal (English) & Navshakti (Marathi)	31/12/2023 In Free Press Journal (English) & Navshakti (Marathi)	20/01/2023 In Free Press Journal (English) & Navshakti (Marathi)	14/06/2023 In Free Press Journal (English) & Navshakti (Marathi)	14/08/2023 In Free Press Journal (English) & Navshakti (Marathi)
<b>Outstanding Dues (In Rs.)</b>	Rs. 29,29,905/- as on 13/02/2024	Rs. 61,36,001/- as on 13/02/2024	Rs. 41,21,827/- as on 16/02/2024	Rs. 27,25,440/- as on 13/02/2024	Rs. 24,03,454/- as on 13/02/2024

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail>. For any other assistance, the intending bidders may contact "Mr. Shamkant Sonavane, E-mail ID: [shamkant.sonavane@axisbank.com](mailto:shamkant.sonavane@axisbank.com) or Contact 91976969379, Mr. Punit Kadam : [punit.kadam@axisbank.com](mailto:punit.kadam@axisbank.com) or Contact 913104743145" of the Bank during office hours from 9:30 a.m. to 4:00 p.m. This Notice should be considered as 30 Days' Notice to the Borrowers under Rule 8(6) of the Security Interest (Enforcement) rule, 2002.

Date : 24/02/2024 Place : Airoli, Navi Mumbai

Sd/- Authorized Signatory