



Axis Bank Ltd., 3<sup>rd</sup> Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.  
Registered Office: "Trishul", 3<sup>rd</sup> Floor, Opp. Samaratheshwar Temple, Law Garden, Ellisbridge, Ahmedabad - 380008.

**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 Authorised 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 :-

**Auction Schedule**

Sr. No.	1.	2.	3.	4.
<b>Description of Property</b>	All the piece and parcel of Flat No. 106, On The First Floor, in "b" Wing, Type-G, Of Building No. 2, Of Sector-07, in the scheme known as "Parasnath Nagar", constructed on No. N.a. Land Bearing Gut No. 133, Situate, lying and being at Village Umroli, Taluka-palghar-401404. Area Admeasuring:- 32.67 Sq. Mtrs. Carpet Area and the said flat has attached Balcony admeasuring 4.29 Sq. Mtrs.	All the piece and parcel of Flat No. 605, On The Sixth Floor, In R-1 Wing, In The Building Known As "telange Heights", constructed on the plot of land bearing City Survey No. 9299/7, lying being & situate at Village Morivali, B-cabin Road, Ambemath (East), Tal. Ambemath, Dist. Thane-421501. Area Admeasuring:- 931 Sq. Ft. Built Up.	All the piece and parcel of Flat No. 002, Ground Floor, B-wing, Bldg No. 2, Silver Greens, Pilaji Nagar, Kelve Road, Palghar (east) Thane-401401. Area Admeasuring:- 49.11 Sq. Mts Carpet Area.	All the piece and parcel of Flat No. 004, on Ground Floor, in Building & Wing No. 3, known as "ES" Ramchandra Dayare Apartment In The Building of Swastik Park situated at Mouje Walivali, Taluka Ambemath, Dist. Thane. Badlapur (west)-421503. Admeasuring:- 20 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
<b>Reserve Price (In Rs.)</b>	Rs. 20,19,500/- (Rupees Twenty Lakh Nineteen Thousand Five Hundred Only)	Rs. 36,32,000/- (Rupees Thirty Six Lakh Thirty Two Thousand Only)	Rs. 23,77,700/- (Rupees Twenty-Three Lakh Seventy Seven Thousand Seven Hundred Only)	Rs. 16,85,000/- (Rupees Sixteen Lakh Eighty Five Thousand Only)
<b>Earnest Money Deposit (In Rs)</b>	Rs. 2,01,950/- (Rupees Two Lakh One Thousand Nine Hundred Fifty Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	Rs. 3,63,200/- (Rupees Three Lakh Sixty Three Thousand Two Hundred Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	Rs. 2,37,770/- (Rupees Two Lakh Thirty Seven Thousand Seven Hundred Seventy Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	Rs. 1,68,500/- (Rupees One Lakh Sixty Eight Thousand Five 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)
<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., 3 <sup>rd</sup> 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., 3 <sup>rd</sup> 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., 3 <sup>rd</sup> 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., 3 <sup>rd</sup> 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

	above	above	above	above
Cost of Tender / Bid Cum Auction Form	As per prior appointment of authorized officer Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	As per prior appointment of authorized officer Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	As per prior appointment of Authorized Officer. Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	As per prior appointment of Authorized Officer. Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'
Return of EMD of Unsuccessful Bidders	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.
Last Date For Payment of 25% of Accepted Highest Bid For Confirmed Successful Bidder (Inclusive of EMD)	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.
Last Date For Payment of Balance 75% of Highest Bid	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>Loan Details</b>				
Borrower/Guarantors/ Mortgagor Name & Address	Sarvesh Yadav, Vipinkumar Ramkumar Yadav, Flat No. 1202, D-wing, Bachraj, Yeazoo Park, Landmark Global City, Virar (west)-401303. Also At : Flat No. 106, On The First Floor, In "b" Wing, Type-g Of Building No. 2, Of Sector-07, In The Scheme Known As "Parasnath Nagari", At Village Umroli, Taluka, Palghar-401404.	Atul Bhimrao Kamble, Kaipana Bhimrao Kamble, Room No. 1437, Siddharth Nagar, Kalyan Badlapur Road, Behind Tehsil Karyalay, Near Buddhavihar, Ambernath-421501. Also At : Flat No. 605, On The Sixth Floor, In R-1, Wing, In The Building Known As "telange Heights", At Village-morivali, B-Cabin Road, Ambernath (east), Tal. Ambernath, Dist, Thane-421501.	Murugesan P., Kavitha Murugesan, 10/J-004, Shivam Co Op Hsg, Sangharsh Nagar Chandivali, Mumbai-400072. Also At : S/o. Pallinichamy, Gounder Vadakadu, Vadagaon, Oddanchatram, Dindigul, Tamilnadu-624619. And Also At : Flat No. 002, Ground Floor, B Wing, Bldg No-2, Silver Greens, Pilagi Nagar Kelve Road, Palghar (east), Thane-401401.	Manjeet Singh H. Panesar, Geeta Kaur, 104, 1st Floor, New Shiv Jyot Apt, Valivali Badlapur West, Thane-421503. Also At : Plot No. 673, Guru Tejbahadur Colony, Central Hospital, Ulhasnagar-3, Thane-421503. Also At : Flat No 004, On Ground Floor, Building & Wing No. 3, "EF" Ramchandra Dayare Apartment, Swastik Park, Mouje Wallivalli, Taluka-ambarnath, Badlapur (West)-421503 Maharashtra.
Loan Account No.	PHR057306449652	PHR057406226415	PHR057403292768	PHR057404783455
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act	30/04/2022	07/07/2022	20/04/2021	24/04/2021
Amt. of Demand Notice U/s- 13(2) of SARFAESI Act (In Rs.)	Rs. 18,87,340/- plus future interest and charges w.e.f. 29.04.2022 as per 13(2) notice dated 30.04.2022	Rs. 25,09,749/- plus future interest and charges w.e.f. 02.07.2022 as per 13(2) notice dated 07.07.2022	Rs. 11,40,824/- plus future interest and charges w.e.f. 16.04.2021 as per 13(2) notice dated 20.04.2021	Rs. 13,53,333/- plus future interest and charges w.e.f. 17.04.2021 as per 13(2) notice dated 24.04.2021
Date of Physical Possession	10/01/2024	21/12/2023	29/12/2023	24/01/2024
Publication Date of Possession Notice	14.01.2024 In Free Press Journal (English) & Navshakti (Marathi)	26.12.2023 In Free Press Journal (English) & Navshakti (Marathi)	03.01.2024 In Free Press Journal (English) & Navshakti (Marathi)	28.01.2024 In Free Press Journal (English) & Navshakti (Marathi)
Outstanding Dues (In Rs.)	Rs. 23,90,359/- as on 16.02.2024	Rs. 31,66,780/- as on 13.02.2024	Rs. 15,91,305/- as on 09.02.2024	Rs. 18,96,479/- as on 09.02.2024

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 or Contact 919769699379 & "Abhijeet Deshpande - E mail ID : abhijit1.deshpande@axisbank.com or Contact : 91 9867006553" 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 : Alroli, Navi Mumbai

Sd/-  
Authorized Signatory