



Axis Bank Ltd., 5th Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughal 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 5(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 managed/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 :-

Auction Schedule

Sr. No.	1.	2.	3.	4.	5.
Description of Property	All The Piece And Parcel of Flat No 301, 3rd Floor Wing P-1, Kalpavriksha, Taleja Midc Tal-panvel Raigad-410207. Admeasuring- 27.455 Sq. Mtrs. Carpet Area.	All the piece and parcel of Flat No. 402, 4th Floor, B-wing, Saurebh Residency, Survey No. 841/s. Utrul Village. Bhivpuri, Karjat, Raigad - 410201. Admeasuring- 19 Sq. Mtrs. Carpet	All the piece and parcel of Flat No. 2, Ground Floor, D wing Racha Swami Park, Vill-belaivali, Bedapur (W) Tal-ambarnath, Thane - 421503. Admeasuring- 545 Sq. Ft. Built Up Area.	All the piece and parcel of Flat No. 201, 2nd Floor, C-wing, Studio High 5, Phase II, Nr. Nageshwar Sai Mandir Off Idbi Bank, Vill Dhanota, Nerul (W), Raigad - 410101. Admeasuring- 28.680 Sq. Mtrs.+ 3.380 Sq. Mtrs Balcony + Cupboard Area 1.100 Sq. Mtrs	All The Piece And Parcel Of Flat No. 1901, Marina Wing 15th Floor Sai World City S. No. 95 Village Kulkina Panvel- 410208. Admeasuring- 81.57 Sq. Mtrs. Gross Carpet Area Alongwith 1 Car Parking On Ground Floor.
Known Encumbrances (if Any)	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
Reserve Price (in Rs.)	Rs. 25,10,000/- (Rupees Twenty Six Lakh Ten Thousand Only)	Rs. 13,87,500/- (Rupees Thirteen Lakh Eighty Seven Thousand Five Hundred Only)	Rs. 23,75,000/- (Rupees Twenty Three Lakh Seventy Five Thousand Only)	Rs. 23,18,000/- (Rupees Twenty Three Lakh Eighteen Thousand Only)	Rs. 1,04,18,188/- (Rupees One Crore Four Lakh Eighteen Thousand One Hundred Eighty Eight Only)
Earnest Money Deposit (in Rs)	Rs. 2,61,000/- (Rupees Two Lakh Sixty One Thousand Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	Rs. 1,38,750/- (Rupees One Lakh Thirty Eight Thousand Seven Hundred Fifty Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	Rs. 2,37,500/- (Rupees Two Lakh Thirty Seven Thousand Five Hundred Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	Rs. 2,31,000/- (Rupees Two Lakh Thirty One Thousand Eight Hundred Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.	Rs. 10,41,819/- (Rupees Ten Lakh Forty One Thousand Eight Hundred Nineteen Only) through DD in favor of 'Axis bank Ltd.' payable at Mumbai.
Bid Incremental Amount	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)
Last Date, Time And Venue For Submission of Bids With Sealed Offer/Tender With EMD	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughal 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, Mughal 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, Mughal 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, Mughal 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, Mughal Road, Airoli, Navi Mumbai - 400 708
Date, Time and Venue for Opening of Bids.	On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal https://www.banksauctions.com 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 https://www.banksauctions.com 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 https://www.banksauctions.com 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 https://www.banksauctions.com 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 https://www.banksauctions.com E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above

	above	Service Provider as mentioned above	available in the website of the Service Provider as mentioned above	mentioned above	
Date for Inspection of Properties	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.
Cost of Tender / Bid Cum Auction Form	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.'
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.	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.	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	Within 15 days from the date of Sale Confirmation
	Loan Details				
Borrower/Guarantors/ Mortgagor Name & Address	Mohammad Umer Ismail Shaikh, Ruksana Mohd Umer Shaikh, S/o Ismail Shaikh, Room No-4, Sultan Miya Chowk, Behind Star India Hotel, Kuria East, Near Kabrastan Quresh Nagar Mumbai-400070. Also At: Flat No 301, 3rd Floor Wing P-1 Kalpavruksha, Talca Mido, Tal. Panvel-10207 Raigad.	Madevi Manjunath Harkant, Harkant Shubha Manjunath, H No 331, Mangela Wada R J Mhatre Road Opp Hinduja Banglow, Moragaon Mumbai -400049. Also at: Flat No 402, 4th Floor, B Wing Saurabh Residency, Survey No 84/1/a Ukul Village, Shivpuri., Karajal Raigad -410201.	Nanda Nandkishor Nare, Haresh Nandkishor Nare, Flat No 403, D-wing Shreepal Complex, Badlapur West Nr Hendrapada Thane-421503, Also At : 9/1, Shiv Sahyadri Chawl, Ambedkar Chowk, Kalyan -421306, And Also At : Flat No 2, Ground Floor, Dwing Radha Swami Park Vill-bilavali, Badlapur (w) Tal- Ambenath, Thane-421503	Priti Prashant Shirwale, Prashant Prakash Shirwale, B/502, Shewantabal Sadan, Nr Agan Mate Mandir, Bedekar Galli, Dombivili, Thane -421202. Also At: Flat No 201, 2nd Floor, C-wing Studio High 5, Phase II, Nr Nagashwar Sai Madir, Opp Idbi Bank, Vill Dhanote, Nerul (w) Raigad-410101	Kapil N Makwana, Jalpa Kapil Makwana Flat No 01, Khodal Dham Plot No 53, Sector-19, Kamathe, Navi Mumbai -410206. Also At : Flat No 1901, Marina, Wing 19th Floor Sai World City, S. No. -95, Village -kolcha, Panvel-410206.
Loan Account No.	PHR032702848584	PHR032704852153	PHR057403498199	PHR057404896770	PHR086103963968
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act	26/05/2021	22/04/2021	26/05/2021	17/04/2021	05/05/2021
Amt. of Demand Notice U/SEC. 13(2) of SARFAESI Act (in Rs.)	Rs. 22,10,385/- plus future interest and charges w.e.f. 25/05/2021 as per 13(2) notice dated 26/05/2021	Rs. 12,89,872/- plus future interest and charges w.e.f. 16/04/2021 as per 13(2) notice dated 22/04/2021	Rs. 17,97,153/- plus future interest and charges w.e.f. 21/05/2021 as per 13(2) notice dated 26/05/2021	Rs. 19,14,930/- plus future interest and charges w.e.f. 17/04/2021 as per 13(2) notice dated 24/04/2021	Rs. 89,91,888/- plus future interest and charges w.e.f. 03/05/2021 as per 13(2) notice dated 05/05/2021
Date of Physical Possession	18/04/2023	17/08/2023	03/01/2024	29/03/2023	08/08/2023
Publication Date of Possession Notice	21/04/2023 In Free Press Journal (English) & Navshakti (Marathi)	19/08/2023 In Free Press Journal (English) & Navshakti (Marathi)	05/01/2024 In Free Press Journal (English) & Navshakti (Marathi)	05/04/2023 In Free Press Journal (English) & Navshakti (Marathi)	10/08/2023 In Free Press Journal (English) & Navshakti (Marathi)
Outstanding Dues (in Rs.)	Rs. 29,32,214/- as on 11.01.2024	Rs. 18,71,022/- as on 09/02/2024	Rs. 24,58,771/- as on 09/02/2024	Rs. 26,43,596/- as on 11/01/2024	Rs. 1,18,36,708/- 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 "Abhijeet Deshpande - Email ID: abhijeet.deshpande@axisbank.com or Contact: 91867009553" 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 : 22/02/2024 Place : Airoli, Navi Mumbai

Sd/
Authorized Signatory