



AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)

Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre,
Pandurang Budhkar Marg, Worli, Mumbai - 400025
Tel: +91 9920085385 www.axisbank.com

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) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower i.e. **Polaris Liquor Private Limited** and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **Neeraj Rawal, Promila Neeraj Rawal, Tarika Sekhri, Viveka Rahul Narang, Ritika Kunal Vardhan, Iced Desserts and Food Parlours (India) Private Limited, S V Distributors Pvt. Ltd. and Premier Liquor Distributors Pvt. Ltd.** that the below described immovable property mortgaged/charged to Axis Bank Ltd. i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Ltd., 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 **31st July 2025**, for recovery of **Rs.35,99,81,460/- (Rupees Thirty Five Crore Ninety Nine Lakh Eighty One Thousand Four Hundred and Sixty)** as on 28.02.2025 plus further interest from 01.03.2025 at the contractual rate due to Axis Bank Limited i.e. Secured Creditor from the aforesaid Borrower / Guarantor(s) / Mortgagor(s)/Owner(s). The reserve price will be:

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)	Auction ID
Flat No.204 & 205 (renumbered as 202), 2nd Floor, Benhur Co-operative Housing Society Limited, 32, Narayan Dhabolkar Road, Malabar Hill, Mumbai – 400006 bearing C.S. No.218 of Malabar Hill Division admeasuring about 2000 square feet built-up area	Rs.15,50,00,000/- (Rupees Fifteen Crore Fifty Lakh)	Rs.1,55,00,000/- (Rupees One Crore Fifty Five Lakh)	337956

The Borrower/Guarantor(s)/Mortgagor(s) attention is invited to provisions of sub section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

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>** (**Auction ID is mentioned above**).

Date: 27th June 2025
Place: Mumbai

Sd/-
Authorised Officer
Axis Bank Ltd.