



AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)

Corporate Office, Axis House, Structured Assets Group, C-2, Wadia International Centre,
Pandurang Budhkar Marg, Worli, Mumbai - 400025
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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. **Shreeram Trading** and Partner(s)/Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **Mrs. Rasila Ketan Jain, Mrs. Nita Palrecha and Mr. Anil Palrecha** 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 **24th July 2025**, for recovery of **Rs.21,51,22,597/- (Rupees Twenty One Crore Fifty One Lakh Twenty Two Thousand Five Hundred and Ninety Seven)** as on 30.09.2021 plus further interest from 01.10.2021 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
Block 'B' admeasuring 1400 square feet carpet area on the 1 st floor of "Dreamland Building", situated at at 23/27 Mama Parmanand Marg, Mumbai – 400004, Cadastral Survey No.1488 of Girgaon Division, Dist. Mumbai (under Symbolic Possession)	Rs.5,25,00,000/- (Rupees Five Crore Twenty Five Lakh)	Rs.52,50,000/- (Rupees Fifty Two Lakh Fifty Thousand)	336299

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: 09th June 2025
Place: Mumbai

Sd/-
Authorised Officer
Axis Bank Ltd.