



AXIS BANK LIMITED
Corporate Office
"Axis House", 7th Floor, C-2, Wadia International Centre,
Pandurang Budhkar Marg, Worli, Mumbai - 400 025.

PUBLIC NOTICE FOR SALE/AUCTION

Whereas the Authorised officer of Axis Bank Limited (hereinafter referred to as 'the Bank'), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 05-11-2015, calling upon the borrower to repay the amount along with interest mentioned in the notice.

However, the borrower failed to repay the amount and bank on **12-03-2021** has taken possession of the property/assets mentioned herein below under section 13 (4) of the Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 in pursuant to order dated 30-03-2019 passed by the Hon'ble Additional District Magistrate, Osmanabad and the orders dated 05-02-2021 passed by the Hon'ble High Court, Bombay, which are to be sold by way of e-auction on "**As Is Where Is Basis**", "**As Is What Is Basis**" and "**Whatever There Is Basis**".

Pursuant to possession taken by the Authorised Officer, ONLINE SEALED BIDS are invited by the undersigned for purchase of the below mentioned assets secured for the credit facilities granted to:

1. Name of Borrower: M/s Dhanshree Developers

2. Guarantors: Dhanshree Developers Pvt.Ltd and Mr Shankarrao Borkar

Outstanding Amount as per Demand Notice Rs. 18,44,05,020/- (Rupees Eighteen Crore Forty Four Lakh Five Thousand and Twenty) as on 31-10-2015 plus further interest from 01-11-2015 along with penal interest thereon till the date of payment and incidental expenses, other charges, costs etc.

S No	Property Description	Reserve Price	Earnest Money Deposit
1	Exclusive charge on All that piece or parcel of land bearing S No. 552, H no. 1, 2, 3/4, 3/3, 3/2, 3/4, S. No. 555 H. No. 2, 1, S. No. 556, S.No. 551, H. No. 1/1 & 1/2 admeasuring 22.46 hectares at village Andur, National Highway No. 9, Tal Tuljapur District Osmanabad bounded as follows :- On or towards the East : By Land of Chintamani Andur On or towards the West : By Land of Chaudhari & Co. Hyderabad, and Land of Sharnnappa Kardame On or towards the South : By National Highway no.-09 On or towards the North : By Land of Shantir Nivrutti Hipparge	Rs 13,15,00,000/- (Rupees Thirteen Crore Fifteen Lakh Only)	Rs 1,31,50,000/- (Rupees One Crore Thirty One Lakh Fifty Thousand Only)

	With buildings constructed thereon along with other assets such as furniture and fixtures, equipments, machinery – fixed or movable, structures and any other assets situated thereon		
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The sealed bids can be submitted online through website <https://axisbank.auctiontiger.net> as per schedule given below

EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted on or before 21st April 2025 by 5:00 p.m. at the following address :- Mumbai – Structured Assets Group, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025. Land line No.: +91 22 43255725, M.No. +91 98230 67953 (Yogesh Nerkar)
Inspection of Property	Please contact Mr. Yogesh Nerkar on the following numbers for the inspection : +91 98230 67953
Date and time of e-auction	22nd April 2025 between 2.00 p.m. to 3.00 p.m. with unlimited extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs.1,00,000/- (Rupees One Lakh Only)

Terms & Conditions

1. The secured assets will be sold by e-auction through Bank's approved service provider i.e. M/s e-Procurement Technologies Ltd. (Auction Tiger) who are assisting the Authorised Officer in conducting the online auction.
2. Sale is strictly subject to the terms & conditions incorporated in this notice and the prescribed Tender Document. The Tender Document describing the terms & conditions of sale forming part of this sale notice may be downloaded from the e-Auction website or may be collected from Mumbai at the below mentioned address from **20th March 2025 to 21st April 2025** between 10.00 am to 5.00 pm, except on Saturday, Sunday and Bank Holidays.
Mumbai – Axis Bank Ltd., 7th Floor, "Axis House" C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025 Ph No. : 98230 67953.
3. Inspection of the property will be offered on a mutually agreed date and time. Inspection of relevant documents available with the Bank will be offered with prior appointment.
4. The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of '**Axis Bank Ltd.**' payable at Mumbai at the address mentioned above latest **by 21st April 2025 by 5.00 pm.** The intending purchaser shall also submit (i) Full name of the bidder (ii) Copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Address proof. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
5. Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 4 hereinabove.
6. After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD.
7. Eligible bidders who have duly complied with requirements in point 4 hereinabove shall be contacted and provided with User ID and Password for participating and submitting bids in the e-auction portal. Sealed Bids can be submitted online through the portal in the format available at <https://axisbank.auctiontiger.net>.
8. Please note that intending bidders may avail training for online bidding from M/s. e-Procurement Technologies. Ltd., A-801, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat.: 079-40230 810/811/804/; Contact Persons: Mr Ravi Mudliar – M.No. +919265562821 & +919265562818 email : ravi.m@eptl.in; support@auctiontiger.net, Landline No. 079-6813 6869.

9. Auction will be conducted online on the website <https://axisbank.auctiontiger.net> on **22nd April 2025 between 2.00 pm. to 3.00 pm** with auto-extension of five minutes each in the event of bids placed in the last five minutes. The bidder(s) may improve his/their offer(s) by way of inter se bidding among the bidders. The inter se bidding shall commence at the amount of highest bid received via sealed bids. The bidder may improve their offer in multiple of the amounts mentioned under the column "**Bid Increment Amount**". In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
10. The Authorised Officer reserves the right to accept or reject any/or all the offers/bids or adjourn, postpone or cancel the auction sale without assigning any reason thereof.
11. The unsuccessful bidders may contact the Authorised Officer of the Bank to collect the EMD amount which will be returned without interest to them within one week from the date of the auction.
12. The Successful Purchaser(s) shall deposit 25% of the amount of sale price, after adjusting the EMD already paid, immediately i.e. on the same day or next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale price is payable within fifteen days from the date of confirmation of sale by the Authorised Officer or such extended period [as may be agreed between the Successful Purchaser and the Bank, in any case not exceeding 3 months in terms of provision of SARFAESI Act, 2002]. In case of failure to deposit the balance amount within the prescribed period mentioned above, same shall be dealt in accordance with the terms of the tender document.
13. The Borrower/Guarantor/Mortgagor are hereby put to notice in terms of rule 6(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice, in case the amount outstanding as per the demand notice dated 05-11-2015 is not fully repaid.
14. Any Statutory and other dues payable and due on the property including but not limited to the society dues shall have to be borne by the Purchaser. The person(s) interested shall make his/their own independent enquiries as to the title of the property and all dues/claims against the property.
15. The successful bidder should bear the charges/fees payable for conveyance such as Stamp Duty Registration Fees, incidental expenses etc. as applicable as per law.
16. In case the sale/auction is postponed/failed for want of bid(s) of an amount not less than reserve price, the Bank reserves the right to bid and acquire the property in accordance with Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
17. Sale Certificate under SARFAESI Act shall be executed in favour of the successful purchaser only after the payment of the entire bid amount and other charges if any.
18. **Special instruction & caution:**
Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Axis bank nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Sd/-
Authorised Officer
Axis Bank Ltd.

Date: 20-03-2025