



**AXIS BANK LIMITED** (CIN: L65110GJ1993PLC020769)  
Structured Assets Group, Corporate Office, "Axis House", C-2, 7<sup>th</sup> Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.  
Tel: +91 22 24255719, Mob.-9920085385, www.axisbank.com  
Registered Office: "Trishul", 3<sup>rd</sup> Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006



### NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002) read with proviso to Rule 8 (6) and Rule 9 of the Security Interest (Enforcement) Rules, 2002.

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 ("Securitisation Act, 2002") and in exercise of powers conferred under section 13(12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 ("SARFAESI Rules") issued demand notice dated 19<sup>th</sup> August 2020 calling upon the Borrower/Guarantors to repay the amount mentioned in the said notice along with interest at contractual rate and incidental expenses, costs, charges, etc. incurred/ to be incurred till the date of payment of entire amount, within 60 days from the date of the said notice.

However, as the Borrower/Guarantors failed to repay the amount, thereafter Mr. Anil Biharilal Joshi handed over the below mentioned/auctioned properties to the authorised officer of Axis Bank Ltd under section 13(4) of the Securitisation Act, 2002 r/w SARFAESI Rules, which are proposed to be sold by way of e-auction on "**As Is Where Is**", "**As Is What Is**" and "**Whatever There Is**" basis.

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

1. Name of Borrower: **Joshi Freight Carriers (Borrower)**
2. Guarantors/Mortgagors/ : **1. Mr. Anil Biharilal Joshi (Proprietor Mortgagor and Guarantor) 2. Mrs. Preeti Anilkumar Joshi (Guarantor) 3. Mrs. Aashadevi Sham Khandelwal 4. Mr. Sunil Rushikumar Sharma.**

**Outstanding Amount as per Demand Notice dated 19<sup>th</sup> August 2020 is Rs. 6,58,12,821/- (Rupee Six crores Fifty-eight lakhs Twelve Thousand Eight Hundred Twenty-one) being the amount due as on 31<sup>st</sup> July, 2020, with further interest from 01<sup>st</sup> August, 2020 thereon at the**

contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to Axis Bank Limited from the above-mentioned borrower and guarantors.

The description of property, reserve price and the earnest money deposit will be as follows;

Sr. No.	DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)
LOT-I	<p>P No 1+3+Parking, In G. No. 196/A, Abutting to N.H. 3 at Village Purmepada, Tal &amp; Dist. Dhule owned by Mr Anil Biharilal Joshi, bounded as under:</p> <p><b><u>(Plot No. 1) admeasuring 4144.25 sq.mtrs</u></b>            East : Gat No. 195            West : Road            South : Open Space, Parking            North : Gat No 195, Forest</p> <p><b><u>(Plot No. 3) admeasuring 1440.00 sq.mtrs</u></b>            East : Gat No. 195            West: Petrol Pump            South: Gat No. 196/B            North: Road</p> <p><b><u>Parking admeasuring 776.25 Sq. Mtrs. Out of Gat No. 169/A</u></b>            East : Gat No.195            West: Road            South: Open Space, Parking            North: Gat No. 195, Forest</p>	<p><b>1,67,00,000/- (One Crore Sixty-Seven Lakhs Rupees Only)</b></p>	<p><b>Rs. 16,70,000/- (Rupees Sixteen Lakhs Seventy Thousand Only)</b></p>
LOT-II	<p>Plot No. 1,2,3,4 at Gat No. 196/B abutting to N.H. 3 at Village Purmepada , Tal &amp; Dist. Dhule, owned by Mr. Anil Biharilal Joshi, Bounded as under:</p> <p><b><u>For Plot No.1</u></b>            East : Open Space            West: Road            South : Plot No. 2            North : Gat No. 196/A</p> <p><b><u>For Plot No. 2</u></b>            East : Open Space            West: Road            South : Road            North : Plot No. 1</p> <p><b><u>For Plot No. 3</u></b>            East : Gat No. 195            West: Road            South : Plot No. 4            North : Road</p> <p><b><u>For Plot No. 4</u></b>            East : Gat No. 195            West: Road</p>	<p><b>1,15,00,000/- (One Crore Fifteen Lakhs Only)</b></p>	<p><b>11,50,000/- Rupees Eleven Lakhs Fifty Thousand Only</b></p>

	South : Adj. Gat No. 197 North : Plot No. 3		
<b>LOT-III</b>	Plot No. 8 in S. No. 463/1A, at Tirupati Nagar, Agarwal Nagar, Dhule, owned by Mr. Anil Biharilal Joshi, Bounded as under East : Plot No. 9 West: S. No. 461 Part South : S. No. 461/1B North : Road	<b>Rs. 66,00,000/- (Rupees Sixty Six Lakhs Only)</b>	<b>Rs. 6,60,000/- (Rupees Six Lakhs Sixty Thousand Only)</b>

**The bids shall be submitted online through website <https://axisbank.auctiontiger.net> as per schedule given below. Auction ID's are: 270828, 270829 and 270830**

Last date for submission of ONLINE BIDS	<b>27<sup>th</sup> June 2023 by 5:00 p.m.</b>
Payment of EMD	By way of Demand Draft/ Pay Order in favour of 'Axis Bank Limited' payable at Mumbai/ Dhule, to be submitted on or before 27th June 2023 (Tuesday) by 5:00 p.m. at either of the following address: <b>Mumbai – Mr. Atul Mishra</b> , Authorised Officer, Axis Bank Limited, "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025, Maharashtra, Mobile No.9821366780.  <b>Dhule Mr. Mahendra Joshi</b> , Axis Bank Ltd. Lane No.2, Ground Floor, Main Market, Lalbag, Dhule 424001. Contact person – Mob. No. 9970842162
Date and time of e-auction	<b>28<sup>th</sup> June 2023</b> between 12 p.m. to 3 p.m. subject to the auto-extension of five minutes each in the event of bids placed in the last five minutes.
Inspection of property	Inspection of the properties can be done between 18 <sup>th</sup> May 2023 to 26 <sup>th</sup> June 2023. The inspection shall be carried out with prior appointment of authorised officer.
Bid Increment Amount	Rs. 50,000/- (Rupees Fifty Thousand only)
Encumbrances	NIL (Not Known to Bank)

### 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 terms & conditions stated in the prescribed Tender Document. Interested Parties/ Bidders may go to the website of service provider <https://axisbank.auctiontiger.net> to obtain the said Bid Document/ Bid Form or may be collected from below mentioned address with prior intimation to the Authorised Officer from 18<sup>th</sup> May 2023 to 27<sup>th</sup> June 2023 except on Saturday and Sunday and Bank Holidays.

Mumbai- Mr. Atul Mishra, Authorised Officer, Axis Bank Limited, "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025, Maharashtra, Mobile No.9821366780

**Dhule Mr. Mahendra Joshi**, Axis Bank Ltd. Lane No.2, Ground Floor, Main Market, Lalbag, Dhule 424001. Contact person – Mob. No. 9970842162

3. Inspection of the properties will be offered on a mutually agreed date and time. Inspection of relevant documents available with the banks will be offered with prior appointment.
4. The interested parties 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 as prescribed in the Bid Document/ Bid Form.
5. The Authorised Officer reserves the right to accept or reject any/or all the offers/bids or adjourn, postpone or cancel the e-auction without assigning any reason thereof.
6. The Successful Bidder shall deposit 25% of the amount of sale consideration, after adjusting the EMD already paid, immediately i.e. on the same day or not later than next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale consideration is payable within fifteen days from the date of confirmation of sale by the Authorised Officer or such extended period as may be mutually agreed upon between the Successful Bidder and the Bank. In case of failure to deposit the balance amount within the prescribed period mentioned above, same shall be dealt in accordance with the terms and conditions of the Bid Document.
7. The Borrower/Guarantors are hereby put to notice (of Thirty Days) in terms of rule 8(6) rule 9 (1) of SARFAESI Rules and other applicable SARFAESI rules that the Secured/aforementioned Assets would be sold in accordance with this notice in case the amount outstanding as per the demand notice dated 19.08.2020 along with future interest and other expenses is not fully repaid.
8. Eligible bidder who has 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 shall be submitted online through the portal in the format available at <https://axisbank.auctiontiger.net>.
9. 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.: Contact Person : Ravi Mudaliar 9265562821, 9265562818, Mail id : ravi.m@eptl.in / support@auctiontiger.net
10. Auction will be conducted online on the website <https://axisbank.auctiontiger.net> on **28<sup>th</sup> June 2023 between 12.00 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 say bidding among the bidders. The inter se bidding shall commence at the amount of highest bid received via online 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.

11. The EMD shall be returned (without any interest thereon) to the unsuccessful Offeror/Bidder by the Authorised Officer / Bank within two (2) working days from the Date of sale/E-Auction.
12. 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.
13. The successful bidder should deduct TDS @1% on the total sale consideration under section 194IA of the Income Tax Act and deposit the same with the Income Tax authority and submit the details thereof to the bank.
14. 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.
15. 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.
16. The borrowers and the mortgagors, guarantors attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.
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.

Date: 17<sup>th</sup> May 2023  
Place: Mumbai

Sd/-  
Authorised Officer  
Axis Bank Ltd.