

Corporate Office:- “Axis House”, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai – 400025.

Registered Office: “Trishul”, 3rd Floor Opp. Samartheshwar Temple Law Garden, Ellisbridge Ahmedabad – 380006.

Branch Office: Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400708

Public notice for Sale/Auction of immovable properties

{Under SARFAESI ACT read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules}

Whereas the Authorized Officer of Axis Bank Ltd. (hereinafter referred to as ‘the Bank’), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short “SARFAESI Act”) and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/Mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Borrowers/Co-borrowers/mortgagors/Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over physical possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on “As Is Where Is Basis”, “As Is What Is Basis” and “Whatever There Is Basis”, for realization of Bank’s dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule:

AUCTION SCHEDULE

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| DESCRIPTION OF PROPERTY | Flat No. 12 A on the 2nd Floor of Suleman Chambers Co-operative Housing Society Limited, situated at 4, Battery Road, Apollo Bunder, Colaba, Mumbai – 400 309 in the name of M/s Servicare Labs Private limited |
| KNOWN ENCUMBRANCES | <ol style="list-style-type: none"> 1. Society Dues of Rs. 7,27,436/- payable till 31.12.2018. 2. BMC Property Tax Dues – Rs.109174/ - payable till 17.05.2018 |
| RESERVE PRICE (IN RS.) | Rs. 3,00,00,000/- (Rupees Three Crores Only) |
| EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO IN FAVOUR OF ‘AXIS BANK LTD. A/c No 909030038538183’ PAYABLE AT MUMBAI | Rs.30, 00,000/- (Rupees Thirty Lacs Only) |
| BID INCREMENTAL AMOUNT | In the multiple of Rs.50,000/- (Rupees Fifty Thousand Only) |
| LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD | Till 17.12.2018 latest by 05:00 P.M. at Axis Bank Limited, Gigaplex, 3rd Floor, Mugalsan Road, TTC Industrial Area, Airoli, Navi Mumbai - 400708 addressed to Mr. Ravindra More. |
| DATE, TIME, FOR OPENING OF BIDS. | On 19.12.2018 from 11.30 a.m. at Web Portal https://www.bankeauctions.com |

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| INSPECTION OF PROPERTIES | As per prior appointment of Authorised Officer of the Bank. |
| COST OF TENDER / BID CUM AUCTION FORM THROUGH DD/PO IN FAVOUR OF "AXIS BANK LTD. A/c No 909030038538183" PAYABLE AT MUMBAI | Rs.250/- |
| RETURN OF EMD OF UNSUCCESSFUL BIDDERS | 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. |
| LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID | Within 15 days from the date of Bid/Sale Confirmation |
| LOAN DETAILS | |
| NAME OF BORROWER/ CO-BORROWER/GUARRANTORS /MORTGAGOR | 1. M/s. Abhash Enterprises 2. Mr. Abhishek Dugar 3. M/s Servicare Labs Private limited |
| DATE OF DEMAND NOTICE U/SEC.13(2) OF SARFAESI ACT | 28.02.2017 |
| AMT. OF DEMAND NOTICE U/S-13(2) OF SARFAESI ACT (IN RS.) | Rs.3,49,46,226.87/- (Rupees Three Crores Forty Nine Lakhs Forty Six Thousand Two Hundred Twenty Six and Paise Eighty Seven Only) |
| DATE OF PHYSICAL POSSESSION | 05.03.2018 |
| PUBLICATION DATE OF POSSESSION NOTICE | 07.03.2018 |
| OUTSTANDING DUES (IN RS.) as on 22.02.2017 | Rs.3,49,46,226.87/- (Rupees Three Crores Forty Nine Lakhs Forty Six Thousand Two Hundred Twenty Six and Paise Eighty Seven Only) |

Terms and conditions of auction:-

- To the best of knowledge and information of the Authorized Officer, there is no other known encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification / title documents etc. before submitting their Bid. The inspection of property and photo copies of title documents put on auction will be permitted to interested bidders as per the appointment of authorized officer.
- The interested bidders shall submit their earnest money deposit EMD through Demand draft of Rs.30,00,000/- (Rupees Thirty Lacs Only) respectively as mentioned above towards Earnest Money Deposit [EMD] and a Demand draft of Non-Refundable Fee of Rs.250.00 (Rupees Two Hundred and Fifty Only) should be sent to the Bank at the following address: **Axis Bank Limited, Gigaplex, 3rd Floor, Mugalsan Road, TTC Industrial Area, Airoli, Navi Mumbai - 400708 addressed to Mr. Ravindra More** and the same should be received by the undersigned at the above address on or before **17th December '2018** by 5 P.M. Payments should be made only by Demand Drafts / Pay Orders drawn on a Scheduled Bank in favour of **"Axis Bank Ltd Loan account no. 909030038538183" payable at Mumbai.** Please note that Cheques shall not be accepted towards EMD amount.

PROCESS OF E-AUCTION:

- After Registration (One Time) by the bidder in the Web Portal <https://www.bankeauctions.com>, the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i)

Copy of Demand Drafts; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ etc.; without which the Bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III** (can be downloaded from the Web Portal: <https://www.bankeauctions.com>). The said Annexure II & III has to be self-attested and then uploaded.

5. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 INDIA , Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 or +91-9821690968, Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact the Authorised Officer: Mr. Ravindra More, Mobile No. +91 7498883965, E-mail ID: ravindra.more@axisbank.com during the bank working hours from Monday to Saturday.
6. Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand drafts shall be eligible for participating in the e-Auction process.
7. The interested bidder has to submit their Bid Documents (bid must not be below the Reserve Price), Demand drafts and required documents (mentioned in Point No.4)] on/ before 17th December '2018 up to 05.00 PM by way of hardcopy to the Authorised Officer at the address mentioned in point 3 above. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, will not be allowed to participate in the auction process.
8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' – Rs.50, 000/- (Rupees Fifty Thousand Only) respectively or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
9. The Earnest Money Deposit (EMD) of the successful bidder (highest bidder) shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded/returned. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, **immediately** within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction.
11. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
12. The purchaser/successful bidder shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
13. As per Section 194 of Income Tax Act (as amended time to time), if property is sold above 50 Lakhs then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.
14. Authorized Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
15. Special Instructions: Bidding in the last moment should be avoided. Neither the Bank nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

Dated: 28.11.2018

Place: - Airoli, Navi Mumbai

Sd/-

(Authorised Officer)

Axis Bank Limited