

AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)

Structured Assets Group, Corporate Office, at 7th Floor, "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025. Email id : payal.kapila@axisbank.com; nilay.sharan@axisbank.com

Registered Office: "Trishul", 3rd Floor Opp. Samarsheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad - 380006

APPENDIX IV-A
{Proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002
SALE 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.

Notice is hereby given to the public in general and in particular to the Borrower i.e. **M/s Pramukh International** and Mortgagors/Guarantors i.e. Shri. Vallabbhai D. Gadhiya, Shri. Nareshbhai D. Gadhiya, Shri. Pankajbhai D. Gadhiya, Shri. Khimjibhai D. Gadhiya, Shri. Dharamshibhai N. Gadhiya, Ms. Ashaben N. Gadhiya, Ms. Kamalaben N. Gadhiya and Ms. Mamtaben N. Gadhiya that the below described immovable property mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Limited, i.e., Secured Creditor will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" and "NO RECOURSE BASIS" on **31st May, 2021**, for recovery of **Rs. 11,06,76,797/- (Rupees Eleven Crores Six Lakh Seventy Six Thousand Seven Hundred Ninety Seven)** as on 23rd June 2016 plus further interest at the contractual rate from 24th June 2016 along with penal interest thereon till the date of payment and incidental expenses, charges, costs etc due to Axis Bank Limited from M/s **Pramukh International** and Mortgagors/Guarantors i.e. Shri. Vallabbhai D. Gadhiya, Shri. Nareshbhai D. Gadhiya, Shri. Pankajbhai D. Gadhiya, Shri. Khimjibhai D. Gadhiya, Shri. Dharamshibhai N. Gadhiya, Ms. Ashaben N. Gadhiya, Ms. Kamalaben N. Gadhiya and Ms. Mamtaben N. Gadhiya.

The description of mortgaged properties for sale along with reserve price and the earnest money deposit are as under;

Sr. No.	DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)								
1.	<p>All that piece and parcel of the property bearing Plot No. 156 admeasuring about 1000 sq meters and construction of approx..16,000 sq ft of constructed area (in G + 2) on Special Economic Zone of Diamond & Gem Development Corporation Ltd, situated on Block /R.S No. 337 of Village – Sachin, in the District of Surat, Gujarat. The said property in question is surrounded by</p> <table border="1" data-bbox="236 1720 1046 1792"> <tr> <td>North</td> <td>Plot No. 155</td> <td>South</td> <td>Plot No. 157</td> </tr> <tr> <td>East</td> <td>Plot No. 99</td> <td>West</td> <td>Road</td> </tr> </table> <p>Together with all buildings and structures thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future</p>	North	Plot No. 155	South	Plot No. 157	East	Plot No. 99	West	Road	<p>Rs. 82,00,000.00</p> <p>(Rupees Eighty Two Lakh Only)</p>	<p>Rs. 8,20,000.00</p> <p>(Rupees Eight Lakh Twenty Thousand only)</p>
North	Plot No. 155	South	Plot No. 157								
East	Plot No. 99	West	Road								
2.	<p>All That Piece And Parcels of Immovable Property as given in the table below at Kalathiya Industrial Estate, Behind Maruti Industrial Estate, Off Kamraj Surat Road, Village Laskan, Taluka Kamraj, Dist. Surat, Gujarat;</p>	<p>Rs. 2,29,00,000.00</p> <p>(Rupees Two Crore Twenty</p>	<p>Rs. 22,90,000.00</p> <p>(Rupees Twenty Two Lakh Ninety Thousand Only)</p>								

Plot No.	Area in square metres	Boundaries				Nine Lakh Only)
		East	West	North	South	
A/66	137.39	A/65	A/67	A/83	7-15 mtrs broad road	
A/67	137.39	A/66	A/68	A/82	7-15 mtrs broad road	
A/68	137.39	A/67	A/69	A/81	7-15 mtrs broad road	
A/69	137.39	A/68	A/70	A/81	7-15 mtrs broad road	

Together with buildings and structures, constructed/ to be constructed thereon and all mortgagors plant and machinery's attached to the earth or permanently fastened to anything attached to the earth

Physical possession of the SEZ (Sachin) property was taken by Mamlatdar, Choryasi on 11th June 2018 and Kamrej property was taken by the Mamlatdar, Kamrej on 12th September 2019 in accordance with order dated 3rd May 2017 passed by the District Magistrate, Surat under section 14 of the SARFAESI Act, 2002 and handed over the physical possession to the Authorised Officer of Axis Bank Limited.

Last date for submission of bid and EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Surat, to be submitted on or before 29th May, 2021 by 5:00 p.m. at either of the following address :- Surat- Axis Bank Ltd. Corporate Credit Service Unit (CCSU), Digvijay Towers, Opp. St. Xavier School, Ghod Dod Road, Surat-395007 K/A: Mr. Pratap Vaghela
Inspection of Property	Please contact Mr. Vishwajit Tiwari (Verve Recovery, Surat) on the following number for the same: Ph: 9601363143
Date and time of e-auction	31st May, 2021 between 2.00 p.m. to 3.00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	<ul style="list-style-type: none"> Property 1 (Sachin) – Rs. 1,00,000/ - (Rupees One Lakh Only) Property 2 (Kamrej) - Rs. 2,00,000/ - (Rupees Two Lakh Only)
Encumbrances	<p>Property 1 (Sachin)</p> <ul style="list-style-type: none"> Office of Development Commissioner, Surat Special Economic Zone for Rs. 15,00,00,000/- (Rupees Fifteen Crore) against Pramukh International under section 11 of Foreign Trade (Development and Regulations) Act, 1992 read with Rule 54 of Special Economic Zone Rules, 2006. Diamond and Gem Development Corporation Limited (Developer of Surat Special Economic Zone) - Rs. 5,43,708/- on Pramukh International's unit at DGDC SEZ, Income Tax dues – Rs. 1,97,08,460/- on Pramukh International <p>Both Property 1 (Sachin) and Property 2 (Kamrej)</p> <ul style="list-style-type: none"> Axis Bank Ltd. had filed an Original Application No. 568 of 2017 ("OA") against the borrower, mortgagors and guarantors for recovery of outstanding dues in Hon'ble Debts Recovery Tribunal-II Mumbai. The said OA is pending for adjudication. The Borrower/owners/mortgagors of the above mentioned properties had filed a Securitisation Application No. 369 of 2018 ("SA Mumbai") with Debts Recovery Tribunal-II at Mumbai. The said SA Mumbai is dismissed The Shri. Meghajibhai Dharamsibhai Gadhiya legal heir of Mr. Dharamsibhai N. Gadhiya has filed Securitisation Application No. 22 of 2021 ("SA Ahmedabad") with Debts Recovery Tribunal-II at Ahmedabad for Plot No. A-66 at Kamrej. The SA Ahmedabad is pending for adjudication and the next date is 9th June, 2021. "There are various Income Tax attachments u/s. 226 (3) of Income Tax Act, 1961 on Borrower Firm's (Pramukh International) accounts".

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-notice> and/or <https://axisbank.auctiontiger.net>.

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 i.e. axisbank.auctiontiger.net.
3. The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of 'Axis Bank Ltd' payable at Surat at the address mentioned above latest by **29th May, 2021 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 (v) Address proof and (VI) Prescribed Bid Form given in the **Annexure I of the Tender Document**. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
4. For inspection of the property, please contact Mr. Vishwajit Tiwari (Verve Recovery, Surat) on the following number for the same: Ph: 9601363143. Inspection of relevant documents available with the Bank will be offered with prior appointment.
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 3 hereinabove.
6. After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD.
7. Eligible bidder who have duly complied with requirements in point 3 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>.
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.: 079-40270 527/592/589/591/502/533/; Contact Persons: Chintan Bhatt :9978591888, 07968136855, 6854, 6870, 6851, 6894, 9872 ; Mail id : maharashtra@Auctiontiger.net / support@auctiontiger.net / chintan.bhatt@auctiontiger.net.
9. Auction will be conducted online on the website <https://axisbank.auctiontiger.net> on **31st May, 2021 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 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.
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 EMD shall be returned (without any interest thereon) to the unsuccessful Offeror/Bidder by the Authorised Officer / Bank in due course of time after conclusion of the auction.
12. It is clarified that no unsolicited correspondence, of any nature, shall be entertained by Authorised Officer / Bank. Bidder(s) acknowledge that Bank / Authorised Officer is not obliged to respond to questions or to provide clarifications.
13. The Successful Purchaser shall deposit minimum 25% of the amount of sale price, 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 price is payable within fifteen days from the date of confirmation of sale by the Authorised Officer. 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.

In the event of any default in payment of purchase consideration in full, or if the sale is not completed by reason of any default on the part of the Successful Bidder(s), the Authorised Officer, shall be entitled to forfeit all the moneys/EMD/purchase consideration till then paid by the Successful Bidder(s) and put up the Secured Assets for resale/disposal as per provisions of SARFAESI Act. Further, all costs, charges and expenses (by whatever name called including legal and other fees) incurred by Bank, on account of such resale shall be borne by the defaulting Successful Bidder(s) who shall also be bound to make good any deficiency in eventual Purchase Consideration arising on such resale. However, such defaulting Successful Bidder(s) shall neither be entitled to make any claim in the event of the Secured Assets realising higher price on such resale nor ask for a refund of any sorts.

14. All costs, expenses, taxes, including VAT/GST (as applicable) relating to or incidental to the sale and / or transfer of the Secured Assets including but not limited to charges with respect to adjudication of stamp duty, payment of stamp duty on sale certificates, registration charges, cess, transfer charges, if any, and all other incidental costs, charges and expenses in connection with sale of the Secured Assets and further documentation charges including but not limited to conveyance, stamp duty, fees/charges/ etc., shall be borne by the Successful Bidder(s).
15. The Borrower/Guarantors/Mortgagors are hereby put to notice in terms of rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice,
16. In case of sale consideration exceeding Rs. 50 lakh, the successful bidder shall deduct TDS @1% on the total sale consideration under section 194-IA of the Income Tax Act and deposit the same with the Income Tax authority in the name of the Property owner and submit the details thereof to the bank.
17. 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.
18. 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.
19. 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.
20. 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.
21. Chain Title Documents of the Secured asset available with Bank (If Any) shall be handed over to the successful bidder only after registration of Sale Certificate subjected to attachment of any statutory authority prevailing/existing on that date. In case chain title documents are deposited with Debt Recovery Tribunal (DRT). The Bank/Authorized officer will make an application for retrieving the original chain title documents from Hon DRT. Till such time Successful Bidder will have to bear with Authorized officer/ Bank.
22. 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.

23. **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/-

Date: 5th May, 2021
Place: Mumbai

Authorised Officer
Axis Bank Ltd.