

**AXIS BANK LIMITED** (CIN: L65110GJ1993PLC020769)

Structured Assets Group, Corporate Office, "Axis House", 7<sup>th</sup> Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.  
Tel: +91 22 24255715 www.axisbank.com  
Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad - 380006

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction 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. Anand-Navin Promoters and Developers Private Limited** and Mortgagors/Guarantor(s) i.e. Mr. Shyam Gyaniram Agarwal, Mr. Anand Shyam Agarwal, Mr. Navin Shyam Agarwal and Smt. Vidya Shyam Agarwal 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", "WHATEVER THERE IS" and "NO RECOURSE BASIS" on **3<sup>rd</sup> October 2019**, for recovery of **Rs.6,70,28,321.86 (Rupees Six Crore Seventy Lakh Twenty Eight Thousand Three Hundred Twenty One and Paise Eighty Six Only) as on 31<sup>st</sup> July 2019** plus further interest at the contractual rate due to Axis Bank Limited from M/s. Anand-Navin Promoters and Developers Private Limited being the Borrower and Mr. Shyam Gyaniram Agarwal, Mr. Anand Shyam Agarwal, Mr. Navin Shyam Agarwal and Smt. Vidya Shyam Agarwal being the and Guarantors / Mortgagors. The description of property, reserve price and the earnest money deposit will be as follows

(Rs. lakh)

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)
All that piece and parcel of unsold <b>Flat Nos 303 (OC not received)</b> measuring approx. 959 square feet saleable area in Building B, in the scheme known as " Navin Anand" situated at Survey No.61, Hissa No. 4, Sub Hissa Nos. 1, 1/1,1/2,1/3, at Kondhwa Budruk, Taluk Haveli, Dist. Pune within the limits of PMC, on the land admeasuring about 4000 sq mtrs (i.e 40 Aar) and the plot is bounded as follows :  On or towards the East : By land of Kamthe and Dharmawat On or towards the South : By S. NO. 61/6 On or towards the West : By S. No. 61 On or towards the North : By S. No 61	36.00 (Rupees Thirty Six Lakh only)	4.00 (Rupees Four Lakh only).

Inspection of Property	Inspection can be done on or before <b>1<sup>st</sup> October 2019</b> . For inspection, please contact Mr. S. M. Sawant on +91 7720019875 or Mr. Prashant Sakpal +91 7720019811.
Last date for submission of bid and Remittance EMD	Demand Drafft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai/Pune, to be submitted <b>on or before 1<sup>st</sup> October 2019 by 5.00 p.m.</b> at either of the following address :-  <b>Mumbai</b> – Mr. Harshwardhan Kadam, Axis Bank Ltd., Structured Assets Group, 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Land line No.: +91 22 24255715 Mob: +91 9819058003

	<b>Pune-</b> Ms. Meena Shankar, Axis Bank Ltd., Corporate Banking Branch Pune, 214/215, City Mall, Ganesh Khind Road, Pune – 411007. Land line No.: +91 020 66223765 and Mob: +91 8888812840
Date and time of e-auction	<b>3<sup>rd</sup> October 2019 between 2.00 p.m. to 3.00 p.m.</b> with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs. 40,000/- (Rupees Forty Thousand only)
Encumbrances on the property	Presently Not Known to the 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 prescribed Tender Document. The Tender Document describing the terms & conditions of sale forming part of this sale notice may be downloaded from <https://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 Mumbai/Pune at the address mentioned above latest by **1<sup>st</sup> October 2019 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.
4. Inspection can be done on or before **1<sup>st</sup> October 2019**. For inspection, please contact Mr. S. M. Sawant on +91 7720019875 or Mr. Prashant Sakpal +91 7720019811.
5. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
6. 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 (Three)** hereinabove.
7. After the submission of bid forms/ EMD, the bidders shall not be allowed to withdraw the bid forms/EMD.
8. Eligible bidder who have duly complied with requirements in point 3 (Three) 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.: 079-40230 810/811/804/; Contact Persons: Mr. Vijay Shetty Mobile- +919619002431 email: vijay.shetty@auctiontiger.net, Mr. Tilak Maratha Mobile- 09067799646, email:

tilak@auctiontiger.net; support@auctiontiger.net, Landline No. 079-40230813 to 820.

10. Auction will be conducted online on the website <https://axisbank.auctiontiger.net> on **3<sup>rd</sup> October 2019 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 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 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.
12. 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 on **3<sup>rd</sup> October 2019.**
13. The Successful Purchaser shall deposit 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.
14. The Borrower/Guarantor/Mortgagor 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,
15. In case, the sale consideration exceeds Rs. fifty lakh (Rs. 50 lakh) the successful bidder shall be responsible for deducting TDS @1% on the total sale consideration and deposit the same with the Income Tax authority in the name of the Property owner and submit the details thereof to the bank ( Ref- 194-IA of the Income Tax Act).
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. 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.
18. 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.
19. 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.

20. 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.

21. **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: 9<sup>th</sup> September 2019  
Place: Mumbai

Sd/-  
Authorised Officer  
Axis Bank Ltd.