



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 (SARFAESI 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 13.03.2015, calling upon the borrower to repay the amount along with interest mentioned in the notice.

However, as the borrower failed to repay the amount and the bank has taken physical possession of the property/assets on 24.05.2016 mentioned herein below under section 13 (4) of the SARFAESI Act, 2002 read with Security Interest (Enforcement) Rules, 2002, which are to be sold by way of public auction on "**As Is Where Is Basis**", "**As Is What Is Basis**" and "**Whatever There Is Basis**" and "**Without recourse basis**".

Pursuant to possession being taken by the Authorised Officer, 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. Xeco Marketing Pvt. Ltd (Formerly Known as Xeco Website Management Services Pvt. Ltd).
- 2. Guarantors:** Ms.Naqisa Silva, Ms.Krishma Silva, Ms.Radhika Mandekar
- 3. Corporate Guarantors -** Synergy One Infrastructure & Project Pvt. Ltd (Formerly known as NSB Infrastructure and Projects P Ltd - Owner of the property/Mortgagor).

Outstanding Amount as per Demand Notice dated 13.03.2015: Rs. 4,66,86,683/- (Rupees Four Crores Sixty Six Lakhs Eighty Six Thousand Six Hundred and Eighty Three) (this amount includes applied interest till 31.12.2014) together with further interest at the contractual rate on the aforesaid amount (from 01.01.2015) and incidental expenses, charges, costs etc.

Present outstanding due: Rs.7,79,72,578.00 (Rupees Seven Crores Seventy Nine Lakhs Seventy Two Thousand Five Hundred Seventy Eight Only) being the amount due as on 31st December 2018, along with further interest thereon w.e.f. 01st January 2019 at contractual rate of Interest till the date of payment, incidental expenses, other charges, costs etc.

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)
All the piece and parcel of the property bearing Municipal No 32/1, together with structures standing thereon in Survey No 18/2 Guntas and Survey No 18/3, totally admeasuring about 13262 Sq.ft. and construction building measuring on the land about 3258 sq mtrs (Basement + Ground Floor, Mezzanine, 1 st floor, 2 nd Floor, 3 rd Floor and Terrace), being and situated at Village Venkatala, Yelahanka Hobli, Yelahanka, Bengaluru North Taluk, Bengaluru - 560064. (At distance of	Rs.16,65,00,000/- (Rupees Sixteen Crore and Sixty Five Lakhs)	Rs.1,66,50,000/- (Rupees One Crore Sixty Six Lakhs Fifty Thousand)

<p>about 350 mtrs from Kogilu Cross. Other prominent land marks are Brigade Honda Showroom and adjacent to Krishnaja Avenue)</p> <p>and bounded as follows :- On to Towards the East by Remaining Portion of same land; On or towards the West by Bengaluru Bellary National Highway Road; On or towards the North by 30 feet wide Road On or towards the South by Private Land. Together with structures standing thereon.</p>		
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The sealed bids shall be submitted 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 13.02.2019 by 5.00 p.m. at either of the following address :- Mumbai – Mr. Vijay Shetty, Axis Bank Ltd., (Corporate Office & Stressed Asset Group), "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Land line No.: 022-24255705 Mob: 9167161620 Bengaluru - Axis Bank Ltd. Corporate Banking Branch (CBB), Express Building, 2 nd Floor, No.1, Queens Road, Bengaluru- 560 001.
Inspection of Property	On 6 th February 2019 between 11:00 A.M. to 3:00 P.M. with prior appointment. For inspection, please contact Mr. Harish (Agency Co-ordinator +91 8310187741) or Mr. Vijay Shetty +91 9167161620
Date, Place and time of auction	19.02.2019 at 11.00 a.m. Venue for auction: Bengaluru - Axis Bank Ltd. Corporate Banking Branch (CBB), Express Building, 2nd Floor, No.1, Queens Road, Bengaluru- 560 001.

Terms & Conditions

1. Sale is strictly subject to the terms & conditions incorporated in the prescribed tender form/document. The tender form/document describing the terms & conditions of sale may be collected through email on request from February 4th 2019 to 11th February 2019 (During working hours of the Bank, except Saturday, Sunday and Bank Holidays).
2. Sale of assets is on "As is where basis", "As is what basis is", "Whatever there is basis", and "Without recourse basis", All statutory liabilities /taxes/maintenance fees/ Property taxes/ electricity / water charges etc... Outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. Bank does not take any responsibility to provide information on the same. It is the responsibility of the bidders to obtain all these information from respective sources.
3. The TDS amount @1% of final sale consideration amount shall be deducted by the Purchaser.
4. Inspection of relevant documents available with the Bank will be arranged to those who have collected the tender form/document with prior appointment (with the contact person given below).

5. Interested Bidders shall submit their sealed Bids along with EMD Amount by way of Demand Draft/ Pay Order drawn in favour of "Axis Bank Ltd." at above mentioned Axis Bank Ltd., Corporate office address or at Bengaluru Corporate Banking Branch, on or before 13th February 2019 latest by 5:00 p.m. for the property mentioned above in the tabular form.
6. After the submission of Tender forms/ EMD amount, the bidders shall not be allowed to withdraw the Tender forms/EMD amount.
7. The Bids will be opened by Authorised Officer for the above mentioned property on February 19th 2019 as mentioned hereinabove, at the **Bengaluru-** Axis Bank Ltd. Corporate Banking Branch (CBB), Express Building, 2nd Floor, No.1, Queens Road, Bengaluru- 560 001 in the presence of the bidders who wish to attend. The property will not be sold below the Reserve Price.
8. The Authorised Officer would have sole discretion in the manner of conduct of sale by inter-se bidding/negotiations amongst the bidders to realize highest sale value for the property.
9. The Successful Purchaser(s) shall deposit 25% of the amount of sale price, after adjusting the EMD already paid, immediately; from the date he/they is/are declared as Successful Purchaser(s) by the Authorised Officer, failing which the EMD shall be forfeited. 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.
10. 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.
11. The Authorised Officer reserves the right to accept or reject any/or all the offers or adjourn, postpone or cancel the auction sale without assigning any reason thereof.
12. 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 in case the amount of Rs.7,79,72,578.00 (Rupees Seven Crores Seventy Nine Lakhs Seventy Two Thousand Five Hundred One Seventy Eight Only) being the amount due as on 31th December 2018, along with further interest thereon w.e.f. 01st January 2019 at contractual rate of Interest till the date of payment, incidental expenses, other charges, costs etc.
13. 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.
14. The successful bidder shall 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. 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.

For any further clarification/information, interested parties may contact Mr. Vijay Shetty on 022-24255705/9167161620

Date: January 31, 2019

Sd/-
Authorised Officer
Axis Bank Ltd.