

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

Stressed Assets Group & Corporate Office, "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.

Tel: +91 22 24252525 www.axisbank.com

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

Axis Bank Ltd SME Centre, M.G. House, Civil Line, Nagpur, Maharashtra – 425001.

NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 and in exercise of powers conferred under section 13 (2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 21st January 2015, under Section 13(2) of the SARFAESI Act, 2002, calling upon the borrower and its guarantors to repay the amount along with interest mentioned in the notice under section 13(2) of the SARFAESI Act 2002.

However, as the borrower and guarantors have failed to repay the amount and the bank has taken possession of the property/assets mentioned herein below under section 13 (4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002, which are to be sold by way of auction on "**As Is Where Is Basis**", "**As Is What Is Basis**" and "**Whatever there Is 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:** Aditi Express Cargo India Private Limited
2. **Guarantors:** Mr. Prashant Lakhani & Ms. Heena Lakhani

Outstanding Amount as per Demand Notice: Rs. 20,93,02,000/- (Rupees Twenty Crores Ninety Three Lakhs Two Thousand Only) being the amount due as on 10th October 2014, this includes interest applied till 30th September 2014 along with further interest thereon at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc.

Present outstanding due: Rs.14,09,76,169/- (Rupees Fourteen Crores Nine Lakhs Seventy Six Thousand One Sixty Nine Only) being the amount due as on 10th January 2019 (this includes interest applied till 30th September 2014) along with further interest w.e.f. 01st October 2014 at contractual rate of Interest till the date of payment, incidental expenses, other charges, costs etc.

Sr. No.	DESCRIPTION OF PROPERTY	<u>Date of Physical Possession</u>	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)	Date and Timing of auction
1	All that piece and parcel of Flat constructed on 1st Floor, Govind Niwas, constructed on Plot No. 22, situated at Lodhipura, Central Avenue, Nagpur in Ward No. 32 (Old), Ward No. 52 (New), having corporation House No. N-	19.04.2018	Rs.17.00 Lakhs (Rupees Seventeen Lakh Only)	Rs.1,70,000/- (Rupees One Lakh Seventy Thousand only).	30.01.2019 at 10.30 am

	352, admeasuring area about 45.893 Sq. Mtrs. (494 Sq. Ft.) Tahsil & District Nagpur.				
2	Apartment No. 101 admeasuring, built up area about 206.705 sq. mtrs. and carpet area of 215.177 sq.mtrs, on the 1st floor, of the complex known as "Sai Ankur Apartments" constructed Nazul plot No. 122, admeasuring 1337.79 sq. mtrs (14400 sq.ft) of Mouza Lendhra bearing City Survey No. 1079, Sheet No. (54) 24/II, corporation house No. 130, within the limit of Nagpur Municipal Corporation, ward No. 72, situated at Ramdaspeth, farmland layout, Nagpur	01.06.2018	Rs.2.00 Crores (Rupees Two Crores Only)	Rs.20,00,000/- (Rupees Twenty Lakh only).	30.01.2019 at 12.30 am

The sealed bids shall be submitted as per schedule given below

Last date for submission of bid and EMD Remittance for above properties	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai or Nagpur , to be submitted on or before 24th January 2019 by 5.00 p.m. at either of the following address :- Mumbai – Mr. Vijay Shetty, Axis Bank Ltd., Stressed Asset Group, 7th Floor, "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Land line No.: +91 22 24255705 Mob: +91 9167161620 Nagpur - Axis Bank Ltd. SME Centre, M.G. House, Civil Lines, Nagpur, Maharashtra – 440001.
Inspection of Property	On 17th & 18th January 2019 between 11:00 AM to 5:00 PM with prior appointment. For inspection, please contact Mr. Amit Naidu (Agency Co-ordinator +91 9623236080/+91 9423400945 or Mr. Vijay Shetty +91 9167161620
Auction Place	At Nagpur - Axis Bank Ltd. SME Centre, M.G. House, Civil Lines, Nagpur, Maharashtra – 440001.
Date and time of auction	Mentioned above
Known Encumbrance	Society maintenances charges pending from April'2018.

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 January 14th 2019 to 22nd January 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 borne 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 Nagpur SME Centre, on or before 24th January 2019 latest by 5:00 p.m. for all the properties 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 respective properties on January 30th 2019 as mentioned hereinabove, at the Nagpur SME center 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.14,09,76,169/- (Rupees Fourteen Crores Nine Lakhs Seventy Six Thousand One Sixty Nine Only) being the amount due as on 10th January 2019 (this includes interest applied till 30th September 2014) along with further interest w.e.f. 01st October 2014 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 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. 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 10, 2019

Sd/-
Authorised Officer
Axis Bank Ltd.