

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

Stressed Assets Group, Corporate Office, "Axis House", 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

**NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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 Anand-Navin Promoters and Developers Private Limited and Guarantor(s) i.e. Shyam Gyaniram Agarwal, Anand Shyam Agarwal, Navin Shyam Agarwal and 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", AND "WHATEVER THERE IS" on **18<sup>th</sup> March 2019**, for recovery of Rs.6,55,38,393/- (Rupees Six Crore Fifty Five Lakh Thirty Eight Thousand Three Hundred Ninety Three Only) as on 26<sup>th</sup> July 2016 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 Shyam Gyaniram Agarwal, Anand Shyam Agarwal, Navin Shyam Agarwal and 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 PER FLAT	EMD AMOUNT PER BID
<p>All that piece and parcel of unsold <b>Flat Nos. 101, 102, 103, 202 and 303</b> each 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 :</p> <p>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</p>	36.00 (Rupees Thirty Six Lakh only)	4.00 (Rupees Four Lakh only).  Separate bids to be submitted for each flat.

Inspection of Property	On <b>5<sup>th</sup> March 2019</b> between 10:00 AM to 3:00 PM with prior appointment. For inspection, please contact Mr. S. M. Sawant on +91 7720019875 or Mr. Prashant Sakpal +91 7720019811
Last date for submission of bid and EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai , to be submitted <b>on or before 15<sup>th</sup> March 2019 by 5.00 p.m.</b> at either of the following address :-  <b>Mumbai</b> – Mr. Harshwardhan Kadam, Axis Bank Ltd., 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> Axis Bank Ltd. Corporate Banking Branch Pune,

	214/215, City Mall, Ganesh Khind Road, Pune – 411007.
Date and time of e-auction	<b>18<sup>th</sup> March 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 the e-Auction website.
3. Inspection of the property on **5<sup>th</sup> March 2019** between 10:00 AM to 3:00 PM with prior appointment. For inspection, please contact Mr. S. M. Sawant on +91 7720019875 or Mr. Prashant Sakpal +91 7720019811.
4. The intending purchasers shall remit the bids along with the EMD amount mentioned hereinabove via Demand Draft in favour of 'Axis Bank Ltd' payable at Mumbai at the address mentioned above latest by **15<sup>th</sup> March 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.
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 4 hereinabove.
6. 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.
7. After the submission of bid forms/ EMD, the bidders shall not be allowed to withdraw the bid forms/EMD.
8. Auction will be conducted online on the website **<https://axisbank.auctiontiger.net>** on **18<sup>th</sup> March 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 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.

9. 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.
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 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.
12. The Borrower/Guarantor/Mortgagor are hereby put to notice in terms of rule 8 (6) and rule 9 (1) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice,
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.
17. **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.

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

Date: 26<sup>th</sup> February 2019  
Place: Mumbai

Sd/-  
Authorised Officer  
Axis Bank Ltd.