

Axis Bank Limited
Gigaplex, 3rd Floor, Mugalsan Road, TTC Industrial Area, Airoli, Navi Mumbai - 400708

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS (ONLINE) ON/BEFORE 26th March, 2019 UPTO 05.00 PM

SALE OF IMMOVABLE PROPERTY/IES MORTGAGED TO BANK UNDER SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002, **FOR SALE ON “AS IS WHERE IS & AS IS WHAT IS” BASIS.**

Whereas, the Authorized Officer of Axis Bank Ltd under SARFAESI Act and in exercise of the powers under Sec. 13(12) of the said act read with rule 3 of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated **21st March 2017** calling upon the borrowers and guarantors/mortgagors mentioned hereunder to pay the dues as mentioned in the demand notice with further interest, costs and charges within 60 days from the date of said notice.

The borrowers/guarantors/mortgagors having failed to repay the said amount, the notice is hereby given to the borrowers/guarantors/mortgagors and the public in general, that the Authorized Officer has taken over the physical possession of the property on **29th May 2018**, described herein below in exercise of powers conferred on under Sec. 14 of the said act and the said possession notice was published in newspapers on **31st May 2018**.

The borrowers /guarantors/mortgagors having failed to repay the dues as under, the Bank in exercise of the powers conferred under the SARFAESI Act propose to realize the dues, inter alia, by sale of the below mentioned properties under the provisions of the SARFAESI Act 2002 read with the relevant rules of the Security Interest (Enforcement) Rules, 2002, on **“AS IS WHERE IS & AS IS WHAT IS BASIS”** on the Date, Time and Place mentioned hereunder. **The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.bankeauctions.com>).**

Name Of The Borrower/s & Guarantor/s / Mortgagor/s

1. Sharepro Services (India) Private Limited
2. Mr. Govind Raj Rao
3. Ms. Bhagyalakshmi Govindraj Rao

Outstanding Dues for Recovery of which property is Being Sold

Outstanding dues of **Rs.4,54,46,505.85/- (Rupees Four Crores Fifty Four Lakhs Forty Six Thousand Five Hundred and Five and Paise Eighty Five Only)** being the amount due as on 2nd March 2017 plus future interest and charges thereon

Location & Details Of Properties	Reserve Price	Date of Inspection	Date & Time of E-Auction	Bid Increase amount	Earnest Money Deposit
Gala No.52 to 56, 2nd floor, Samhita Warehousing Complex, Bldg No. 13 A-B, New Samhita Commercial CHS Ltd., A K Road, Near Sakinaka Telephone Exchange Lane, Andheri, Mumbai 72 admeasuring 3628 sq.ft (carpet) owned by Smt Bhagyalakshmi Govindraj Rao and Shri Govind Raj Rao	Rs.2,70,00,000/- (Rupees Two Crores Seventy Lakhs Only)	As per prior appointment of Authorized Officer of the Bank. Please contact Mr. Pradeep Vishwakarma) on the following numbers for the same: (Mobile. Nos. 98214 00990)	28 th March, 2019, by 11.30 A. M Onwards.	Rs.50,000/- (Rupees Thirty Thousand Only)	Rs.27,00,000/- (Rupees Twenty Seven Lakhs Only)
<p>The particulars in respect of the secured assets specified hereinabove have been stated to the best of the information of the undersigned, who, however shall not be responsible for any error, misstatement or omission in the said particulars. The intending tenderer(s) / prospective purchaser(s) are, therefore, requested in their own interests, to satisfy himself / herself with regard to the above and the other relevant details pertaining to the abovementioned property, before participating in e-Auction Process.</p>					
- TERMS & CONDITIONS OF SALE -					
<p>1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.</p> <p>2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification / title documents etc. before submitting their Bid. The inspection of property and photo copies of title documents put on auction will be permitted to interested bidders at the</p>					

property site as per prior appointment of Authorized Officer of the Bank.

3. The interested bidders shall submit their earnest money deposit EMD through Demand draft of Rs.30,00,000/- (Rupees Thirty Lacs Only) respectively as mentioned above towards Earnest Money Deposit [EMD] and a Demand draft of Non Refundable Fee of Rs.250.00 (Rupees Two Hundred and Fifty Only) should be sent to the Bank at the following address: **Axis Bank Limited, Gigaplex, 3rd Floor, Mugalsan Road, TTC Industrial Area, Navi Mumbai - 400708 addressed to Mr. Ravindra More** and the same should be received by the undersigned at the above address on or before **26th March, 2019** by 5 P.M. Payments should be made only by Demand Drafts / Pay Orders drawn on a Scheduled Bank in favor of **“Axis Bank Ltd” payable at Mumbai.** Please note that Cheques shall not be accepted towards EMD amount.

PROCESS OF E-AUCTION:

4. After Registration (One Time) by the bidder in the Web Portal <https://www.bankeauctions.com>, the intending bidder/ purchaser is required to get the e-copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of Demand Drafts; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport/ etc.; without which the Bid is liable to be rejected. **UPLOADING SCANNED COPY OF ANNEXURE-II & III** (can be downloaded from the Web Portal: <https://www.bankeauctions.com>). The said Annexure II & III has to be self-attested and then uploaded.
5. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 INDIA , Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 or +91-9821690968, Help Line e-mail ID: support@bankeauctions.com and for any property related query may contact the Authorized Officer: Mr. Pradeep Vishwakarma, Mobile. No. +91 98214 00990, E-mail ID: pradeep.vishwakarma@axisbank.com during the bank working hours from Monday to Saturday.
6. Only buyers holding valid User ID/ Password and confirmed payment of EMD through Demand drafts shall be eligible for participating in the e-Auction process.
7. The interested bidder has to submit their Bid Documents [EMD (not below the Reserve Price) and required documents (mentioned in Point No.4)] on/ before 26th March, 2019 up to 05.00 PM by way of hardcopy to the Authorised Officer at the address mentioned in point 3 above. Interested bidder who is not able to submit their Bid Documents by way of Hardcopy to the Authorised Officer, will not be allowed to participate in the auction process

8. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Increase Amount' – Rs.50,000/- (Rupees Fifty Thousand Only) respectively or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification.
9. The Earnest Money Deposit (EMD) of the successful bidder (highest bidder) shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded/returned. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, **immediately** within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction Process available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction.
11. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
12. The purchaser/successful bidder shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
13. Authorized Officer, who is not bound to accept the highest offer, has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
14. Special Instructions: Bidding in the last moment should be avoided. Neither the Bank nor Service provider will be responsible for any technical lapse/ power or internet failure etc. in order to avoid such contingent situations bidders are requested to ensure that they are technically well equipped and has all alternatives such as power supply back-up etc., so that they are able to circumvent such situation and are able to participate in the Online Inter-se Bidding, successfully.

This Notice should be considered as 15 Days' Notice to the Borrowers under Rule 8(6) of the Security Interest (Enforcement) rule, 2002.

Place : Airoli, Navi Mumbai

Date : 28.02.2019

Sd/-
Authorized Officer
Axis Bank Ltd