



AXIS BANK LTD. (CIN: L65110GJ1993PLC020769)

Structured Assets Group, Corporate Office, "Axis House", C-2, 7th Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025. Mob. - 8451832131, www.axisbank.com

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

PUBLIC NOTICE FOR SALE/E-AUCTION

Appendix II-A and IV-A (Read with 6(2) and Rule 8(6))
of Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of the Movable and 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 6(2) and 8(6) of the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules)

Notice is hereby given to the public in general and in particular to the Borrower/ Guarantors/ Mortgagors 1) M/s R. K. Oil Industries, 2) Shri Anilkumar Purnamal Khandelwal, 3) Smt. Sangita Anilkumar Khandelwal 4) Shri Amit Kamalkishor Sharma, 5) Shri Rajendra Ramchandra Rathi, the owner of the below described property mortgaged/charged to Axis Bank Ltd. i.e. the Secured Creditor, the physical possession of which has been taken by the Respected tehsildar Khamgaon on 05th September 2023 appointed by Hon'ble District Magistrate, Buldhana on Sec. 14 application, filed by Axis Bank Ltd. under SARFAESI Act. Thereafter Respected tehsildar, Khamgaon has handed over physical possession of the below mentioned hypothecated assets/properties and mortgaged property to Authorised Officer of Axis Bank Limited i.e., Secured Creditor. The below mentioned properties will be sold by way of e-auction on "As is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis" and "No recourse Basis" on December 17, 2025, for recovery of Rs. 5,20,98,601.00 (Rupees Five Crore Twenty Lakh Ninety Eight Thousand Six Hundred One Only) being the amount due as on 17th August 2021, as mentioned in Demand Notice dated 18th August, 2021 bearing reference No. AXISB/SAG/SA/2021-22/501 issued u/s. 13 (2) of SARFAESI Act, being the amount due as on 17th August 2021, along with further interest thereon w.e.f. 18th August 2021 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due from Principal Borrower/ Guarantors/ Mortgagors viz. 1) M/s R. K. Oil Industries, 2) Shri Anilkumar Purnamal Khandelwal, 3) Smt. Sangita Anilkumar Khandelwal 4) Shri Amit Kamalkishor Sharma, 5) Shri Rajendra Ramchandra Rathi, to Axis Bank Limited i.e. Secured Creditor.

The description of hypothecated and mortgaged assets/properties for sale along with reserve price and the earnest money deposit are as under:

DESCRIPTION OF PROPERTY	Reserve Price (in Rs.)	Earnest Money Deposit (EMD in Rs.)
a. All that piece and parcel of land situated at Plot No. C-13/9 & 13/10, in the Khamgaon Industrial Area within the village limits of Sutala Bk. and outside the limits of Khamgaon Municipal Council in rural area, Taluka and registration sub-district khamgaon district and registration District Budana, adm. 8,100 Sq. Mtrs. Land along with construction and Machineries standing thereon within the following boundaries: Boundaries of Plot No. C-13/9 North : 30- mtr. road South : Plot No. C-13/8 East : Plot No. C-13/10 West : 20- mtr. road Boundaries of Plot No. C-13/10 North : 30- mtr. road South : Plot No. C-13/8 East : Plot No. C-14/1 to C-14/5 West : Plot No. C-13/9	Rs. 1,71,00,000/- (Rupees One Crore and seventy-one Lakh only)	Rs. 17,10,000/- (Rupees Seventeen lakhs and ten thousand Only)
b. Movable assets inside above property viz. Plant & machinery (Details mentioned in Tendor document)		

The reserve price mentioned above is a consolidated reserve price, the breakup of the reserve price includes Rs. 1,54,00,000/- towards the property mentioned in (a) above AND Rs. 17,00,000/- towards the property mentioned in (b) above.

Note: Both the properties mentioned in (a) and (b) above shall be sold as a single unit, and the final sale price shall be distributed between the (a) and (b) properties, in the same proportion as of the breakup of the reserve price mentioned above.

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 on or before December 16, 2025, by 5.00 p.m. at the following address :- Mr. Rahul Phonde, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Mobile No.: +91 8451832131
Inspection of Property	December 01, 2025, between 12.00PM to 1.00PM only with prior appointment
Date and time of e-auction	December 17, 2025, between 1.00 p.m to 2.00 p.m with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs. 1,00,000/- (Rupees One Lakh Only)

Encumbrance known to the Secured Creditor: No known encumbrances.

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 : Nov 27, 2025 | Place : Mumbai

Sd/- , Authorized Officer, Axis Bank Ltd.