

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Auction Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) r/w 9 (1) of the Security Interest (Enforcement) Rule, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property is mortgaged / charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorised officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse basis" for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

Sr. No	Name of Borrower Mortgager	Description of Property	Reserve Price EMD Price	Auction Date & Time :	Outstanding Dues (In Rs.)
1.	1) Suresh Sukhdeo Patil & 2) Sangeeta Suresh Patil, Both R/o. Add : Sutgirni Road, Near Vivek Decoration, Shivshakti Nagar, Sai Nagar, S.O. 1027/1, Amravati- 444607. Also At : Plot No.01, Rana Layout, Mankapur Square, Koradi Road, Near Elizabeth School, Nagpur 440030. Also At : Flat No.101, 1st floor, Wing No. B Type, Bella Stanza, Ramnath City Phase I, Mouza Bhokhara, Koradi Road, Tahsil & Dist.Nagpur-441111.	Flat No.101, on 1st floor of Wing/ Building-No. B of Type Bella Stanza admeasuring usable built-up area 94.35 Sq. Mtr. out of which unit carpet area of 61.57 Sq.Mtrs. and built-up area of 71.08 Sq.Mtr.,balconies admeasuring 10.68 Sq. Mtr. & common core area 12.59 Sq. Mtr. (1/4th common core area of 50.39 Sq. Mtrs.) together with proportionate undivided 0.26 % share in the common area in the residential complex called Ramnath City Phase I, constructed over common area adm. around 33,478.25-Sq. Mtrs. out of the land admeasuring 80,500 Sq. Mtrs. bearing Kh. No. 66 (Part), 69/1,69/2, 69/3, 69/4 and 69/5, PH.No.12 A, Mouza Bhokhara, Koradi Road, Tahsil Nagpur (rural), Dist. Nagpur & which is bounded as under : East : Club House, West : Bella Stanza B 104, North : Bella Stanza B 102, South : Open Land.	Reserve Price : Rs. 20,75,845.52/- (Rupees Twenty Lakh Seventy Five Thousand Eight Hundred Forty Five Rupees Fifty Two Paise Only.) EMD Price : Rs.2,07,565/- (Rupees Two Hundred Seven Thousand Five Hundred Eighty Five Only)	26/05/2026 12:00 pm to 1:00 pm Last Date of EMD 25/05/2026	Rs. 48,25,551/- As on Date 02/05/2026
2.	1) Suraj Mohanlal Pun 2) Somalakumari Suraj Pun, Both R/o. Flat No.B9-B-308, 3rd Floor, Sudama Vrindavan, Mouja Jamtha, Tal.Nagpur (Rural), Dist.Nagpur-441108, Also at : PWD Quartor 1/9, Civil Line, Near Patwari Office, Dist.Chandrapur-442404.	All that piece and parcel of Flat No.B9-B-308, on 3rd Floor, adm. Carpet area of 41.10 Sq. Mtrs., + Built-Up area 38.75-Sq. Mtrs. + Super Built-Up area 59.80 Sq. Mtrs. Block No.B9,in Building No.'B', of the Project known as " Sudama " being the portion of " Vrindavan ", constructed on Plot No.5, out of Survey No.248, 257/2, 258/1-G & 258/1-K, 258/2, PH.No.42, Situated at Village -Jamtha, Tal.Nagpur (Rural), Dist.Nagpur and bounded as per Building Plan.	Reserve Price : Rs. 19,82,556/- (Rupees Nineteen Lakh Eighty Two Thousand Five Hundred Fifty Six Only) EMD Price : Rs.1,98,256/- (Rupees One Lakh Ninety Eight Thousand Two Hundred Fifty Six Only)	26/05/2026 12:00 pm to 1:00 pm Last Date of EMD 25/05/2026	Rs.33,26,949/- As on Date 02/05/2026
3.	1) Veishali Ravindra Bisne, R/o. Flat No.B9-B-502, Sudama Vrindavan, Wardha Road, Mouza Jamtha, Tal & Dist.Nagpur, Also at : Near Govt Rast House, At. Mangali, Post.Khapa, Tal.Tumsar, Dist. Bhandara 441912, 2) Malaka Begam Kaji Sarfuddin, R/o. C/O Malaka Begam Kaji Sarfuddin, House No.620, Ganjipeth Road, Opposite Fire Bracket Kazipura, Dist.Nagpur-440018.	All that piece and parcel of Flat No.B9 - B- 502, on 5th Floor, admeasuring (Carpet area of 41.10 Sq. Mtrs. + Built-Up area 38.75 Sq. Mtrs. + Super Built-Up area 59.80 Sq. Mtrs.), in Block No. B9, Building No. B, of the Building / Cluster known as "Sudama" being the portion of " Vrindavan ", constructed on Plot No.5, out of Survey No.248, 257/2, 258/1-G, & 258/1-K, 258/2, P H No.42, Situated at Village -Jamtha, Tal & Dist. Nagpur and bounded as per Building Plan.	Reserve Price : Rs. 17,57,265.30/- (Rupees Seventeen Lakh Fifty Seven Thousand Two Hundred Sixty Five And Thirty Paise Only) EMD Price : Rs.1,75,727/- (Rupees One Lakh Seventy Five Thousand Seven Hundred Twenty Seven Only)	26/05/2026 12:00 pm to 1:00 pm Last Date of EMD 25/05/2026	Rs.33,09,711/- As on Date 02/05/2026

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider M/s. ValueTrust Capital Services Private Limited at their web portal <https://BidDeal.in> The auction will be conducted online through the Bank's approved service provider M/s. Value Trust Capital Services Private Limited. For any other assistance, the intending bidders may contact authorized officers Mr. Yogesh Patil Contact Number-9371154748 Email : yogesh15.patil@axis.bank.in During Office Hours. The bid is not transferable. Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account, Inspection will be subject to the prior Appointment VENUE For Bid Submission : Axis Bank Ltd. Retail Asset Center, M.G. House, Ground floor, Beside Board Office, Civil Line, Nagpur - 440001.

Date: 06/05/2026
Place : Nagpur

Sd/-
Authorized Signatory, Axis Bank Ltd.,