

PUBLIC NOTICE FOR AUCTION / SALE

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) read with rule 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), Co-borrower(s) and Guarantor(s) that the below described immovable properties are mortgaged/charged to the secured creditor, the Physical Possession of which has been taken by the Authorized Officer of Secured Creditor will be sold on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" on below mentioned dates for recovery of the sum mentioned below due to the following secured creditors. The reserve price and the earnest money deposit will be as mentioned below. Please refer the appended auction schedule for necessary details :

AUCTION SCHEDULE & LOAN DETAILS

1. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Mr. Surendra Rampreel Ram 2) Mrs. Parwati Devi, Both R/o. Rampreel Ram Mcw Road, Ambuja Cement Labour Colony, Upparwanz Chandrapur Maharashtra, India-442908, Also At : Flat No.506, On The Fifth Floor In Block No.B-1, Building No.B, Known As Gokul Vndavan Survey No 38/1 P.H.48 Of Mouza Wagdhara, Tq. Hingna, Dist.Nagpur- 441122, Also at No.1 : Om Enterprises Ambuja Cement Limited Mew Upparwahi Mw Chandrapur-442708	All that piece and parcel of Flat No.B1-506, On The Fifth Floor In Block No.B-1 Building No.B, Known As "Gokul" being the portion of "Vrindavan" Having Carpet Area 26.466 Sq. Mtrs Builtup Area Admeasuring About 27.507 Sq. Mtrs & Super Built Up Area 40.104 Sq. Mtrs constructed on Survey No.38/1, P.H. 48 Situated at Mouza Wagdhara, Tq.Hingna, Dist.Nagpur-441122, and bounded as under Boundaries : East : Apartment No.B1-505, West : Apartment No.B1-507, South : Apartment No.B2-503, North : Apartment No.B1-503.
Reserve Price (RP) & EMD RP : Rs. 13,81,372/- EMD : Rs. 1,38,137/-	Date, Time, For Opening of Bids On 29/05/2025, between 02.00 PM and 03.00 PM with <unlimited https://www.bankeauctions.com extensions of 5 minutes each at web portal > E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 25/04/2023	
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 17,21,554/- (Rupees Seventeen Lakh Twenty One Thousand Five Hundred Fifty Four Only)	
Date of Physical Possession : 30/07/2024	
Publication Date of Possession Notice : 03/08/2024	
2.Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Mrs. Reshma Parveen Salim Shaikh 2) Mr. Saleem Peer Shaikh, Both R/o. Behind Choubhe Katiya Bhandar, Gitti Khadan, Gorewada Road, Katol Road, Opp. Royal Palace Apartment, Tal & Dist.Nagpur-440013, Also At : Flat No.203, 2nd Floor, Dimond Divine, Plot No.140/5, Opp. Dinshaw Factory, Borgeon Road, Nagpur, Tal & Dist.Nagpur-441110.	All that R.C.C. Superstructure bearing Flat No.203 covering a built up of 42.54 sq.Mtr on 2nd Floor of the scheme known as "Diamond Divine" being constructed on All that piece and parcel Land bearing Plot No.140/5, Adm. 668.896 (or 7200 Sq. ft.) out of Kh.No.127, PH.No.8 of Mouza Borgeon Bearing city Survey No. 264, Sheet No.136/41, Ward No.62 situated opp. Dinshaw Factory, Gorewada Road, Nagpur Within the limits of Nagpur Improvement Trust & Nagpur Municipal Corporation. Tal & Dist.Nagpur, owned by Reshma Parveen Saleem Shaikh and bounded as per sanctioned map.
Reserve Price (RP) & EMD RP : Rs. 23,10,000/- EMD : Rs. 2,31,000/-	Date, Time, For Opening of Bids On 29/05/2025, at between 11.00 AM and 12.00 PM with <unlimited https://www.bankeauctions.com extensions of 5 minutes each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 20/04/2021	
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 21,74,963/- (Rupees Twenty One Lakh Seventy Four Thousand Nine Hundred Sixty Three Only)	
Date of Physical Possession : 14/06/2023	
Publication Date of Possession Notice : 18/06/2023	
3.Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Krishna Nandlal Debnath 2) Rajesh Ramchandra Debnath, Both R/o. Krishna Nagar, Mul Road, Near Durga Mandir, Chandrapur, Maharashtra-442401, Also at : Flat No.A 2-603, Sixth Floor, Block A2, Gokul Vrindavan, S.No 38/1, Sudama, Maoza.Jamtha, Near Stadiuim Nagapur, Nagpur-441122.	All that Piece And Parcel Of The Property, Flat No.A 2-603, on Sixth Floor, Block No.A2, "Gokul" being portion of "Vrindavan", having Super Built up area built up area admeasuring 26.466 sq.mtrs. & 27.507 sq.mtrs. respectively and super built up area admeasuring about 40.104 sq.mtrs., Cts.No.38 /1, Sudama, Maoza.Jamtha, Near Stadium, Nagpur-441122. Boundaries as per land revenue records and bounded as under : On or towards the East : Apt.No.A2-604, On or Towards the West : Apt.No. A2-602, On or Towards the North : Apt.No.A1-606, On or towards the South : Apt. No.A2-606.
Reserve Price (RP) & EMD RP : Rs. 13,81,372/- EMD : Rs. 1,38,137/-	Date, Time, For Opening of Bids On 29/05/2025, at between 04.00 PM and 05.00 PM. with <unlimited https://www.bankeauctions.com extensions of 5 minutes each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 28/02/2023	
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 17,20,060/- (Rupees Seventeen Lakh Twenty Thousand Sixty Only)	
Date of Physical Possession : 26/08/2024	
Publication Date of Possession Notice : 30/08/2024	
4. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Roshan Dilip Saneshwar 2) Shital Roshan Saneshwar, Both R/o. C/O. Dayaram Durbude Plot No. 49, Shashtri Nagar School, Nagpur- 440008, Also at : Tarodi Khurd, Near Gnimata Kirana Store Tarodi Khurd Road, Near Symbiosis University, Nagpur, Tal & Dist.Nagpur, Also at No.1 : Seven-S Banking Consultancy Services (P) Ltd, 104, Eco Heights, Shree Nityanand Society, Sahar Rd, Andheri East, Mumbai.	All Peace And Parcel Of The Property, Admeasuring 46.45 Sq. Mtrs Tarodi Khurd, Near Gnimata Kirana Stor Tarodi Khurd Road, Near Symbiosis University, PMAY Tenament No.B37.4.404, Kh.No.63, Mouza Tarodi (Khurd), Nagpur Tal & Dist.Nagpur-441204.
Reserve Price (RP) & EMD RP : Rs. 9,20,625/- EMD : Rs. 92,063/-	Date, Time, For Opening of Bids On 29/05/2025, at between 01.00 PM and 02.00 PM with <unlimited https://www.bankeauctions.com extensions of 5 minutes each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 26/11/2022	
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 06,01,704/- (Rupees Six Lakh One Thousand Seven Hundred Four Only)	
Date of Physical Possession : 06/08/2024	
Publication Date of Possession Notice : 09/08/2024	
5. Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Sanket Devanand Ganvir 2) Ashwini Sanket Ganvir, Both R/o. : Plot No.13, Raja Shudhanand Nagar Barde Layout, Uppalwadi Nagpur Maharashtra, India - 440026, Also At : Flat No.407, On The Fourth Floor In Block No.B-1 Building No.B Known As Gokul Vrindavan Survey No.38/1 P.H. 48 Situated at Mouza Wagdhara Tq Hingna Dist Nagpur 441122.	All that piece and parcel of Flat No.B1-407, On The Fourth Floor In Block No.B-1 Building No.B Having Carpet Area 26.466 Sq. Mtrs Builtup Area Admeasuring About 27.507 Sq. Mtrs & Super Built Up Area 40.104 Sq. Mtrs, Known As Gokul being the portion of Vrindavan Survey No.38/1 P.H. 48 Situated at Mouza Wagdhara Tq Hingna Dist Nagpur 441122, and bounded as under Boundaries : East : Apartment No.B1-406, West : Apartment No.B1-408, South : Apartment No.B2-402, North : Apartment No.B1-402.
Reserve Price (RP) & EMD RP : Rs. 13,81,372/- EMD : Rs. 1,38,137/-	Date, Time, For Opening of Bids On 29/05/2025, at between 03.00 PM and 04.00 PM with <unlimited https://www.bankeauctions.com extensions of 5 minutes each at web portal > E auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above.
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act : 25/04/2023	
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs.17,33,218/- (Rupees Seventeen Lakh Thirty Three Thousand Two Hundred Eighteen Only)	
Date of Physical Possession : 29/07/2024	
Publication Date of Possession Notice : 03/08/2024	
Last Date, Time And Venue For Submission of Bids With Sealed Offer/ Tender With EMD : Till 28/05/2025 up to 05:00 P.M. at Axis Bank Ltd. Retail Asset Center, M.G. House, Ground floor, Beside Board Office, Civil Line, Nagpur - 440001.	
Known Encumbrances : Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, Builder Dues etc. if any, as applicable.	
Cost of Tender / Bid Cum Auction Form : Rs. 250/- by D.D.in favour of "Axis Bank Ltd" payable at Nagpur	
Bid Incremental Amount : Rs. 10000/- (Rupees Ten Thousand only) Inspection of Property : As per prior appointment of Authorised Officer of the Bank.	
Return of EMD of Unsuccessful Bidders : Within 7 working days from the date of Auction.	
Last Date For Payment of 25% of Accepted Highest Bid For Confirmed Successful Bidder (Inclusive of EMD) : The payment should be made latest by next working day from the date of bid confirmation.	
Last Date For Payment of Balance 75% of Highest Bid : Within 15 days from the date of Sale Confirmation.	
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 . For inspection of the properties or for any other assistance, the intending bidders may contact Bank Officer Mr. Deepak Dohare at 9730903985 or mail on E-mail ID: deepak.dohare@axisbank.com / Mr. Mangesh Saharkar, Mobile No.9561333664, E-mail ID: mangesh.saharkar@axisbank.com during office hours from 9:30 a.m. to 5:00 p.m. The bid is not transferable.	
Date : 10/05/2025 Place : Nagpur	