



Branch Office : Retail Asset Center, M.G. House, Ground Floor, Beside Board Office, Civil Line, Nagpur - 440001.

Auction Sale Notice For Sale Of Immovable Property

Corporate Office : "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025.
Registered Office : "Trishul", 3rd Floor Opp. Samartheshwar Temple, Law Garden, Ellisbridge, Ahmedabad-380006.

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

Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Rajnikant Sudhakar Mendhe 2) Sudam Sadashiv Mendhe (Co-Borrower), Both R/o. Add : Near Kanji House 3015, Juni Mangalvari, Corporation Colony, Bhandewadi, Bagadganj, Nagpur- 440008. Also At Add : Flat No.T-301, 3rd Floor, Prasad Apartment, Plot No.94 (block-e), Mauza Dighori, Ratan Nagar, Nagpur- 440024.	All the piece and parcel of Flat No.T-301, Adm.62.511 Sq. Mtr, on 3rd Floor of "Prasad Apartment" with 17.52 undivided share in Plot No.94 (Block-E) Adm. 200.6550 Sq.Mt., House No. 2708/G/94, Ward No.21, Kh.No. 16 & 17 Of Mauza- Dighori, P.H.No. 34 C.S. No.39, Sheet No.368/18, Smruti Co. Op. HSG. Soc. (Block-E), Situated at Ratan Nagar, Tal & Dist.Nagpur.

Reserve Price (RP) & EMD	Date, Time, For Opening of Bids
RP : Rs. 21,80,000/- (Rupees Twenty One Lakh Eighty Thousand Only) EMD : Rs. 2,18,000/- (Rupees Two Lakh Eighteen Thousand Only) through DD in favor of 'Axis bank Ltd.' payable at Nagpur.	On 06/01/2026, between 12.00 P.M to 01.00 P.M 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. 23,36,600/- (Rupees Twenty Three Lakh Thirty Six Thousand & Six Hundred One Only) amount as on 16/04/2021

Date of Physical Possession : 05/07/2023

Publication Date of Possession Notice : 09/07/2023

Last Date, Time And Venue For Submission of Bids With Sealed Offer/ Tender With EMD : Till 05/01/2026 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.

Bid Incremental Amount : Rs. 10,000/- (Rupees Ten Thousand Only)

Cost of Tender / Bid Cum Auction Form Rs. 250/- by D.D.in favour of "Axis Bank Ltd" payable at Nagpur.

Inspection of Property : Please contact Axis Bank Ltd. Retail Asset Center, M.G. House, Ground floor, Beside Board Office, Civil Line, Nagpur - 440001 within office hour from 9:30 a.m. to 5:00 p.m. on working days.

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.

The Borrower (s)/Co-borrower(s)/Guarantor(s) are hereby put to notice to pay the total outstanding dues before the date of opening of bid failing which the secured assets will be auctioned and balance if any will be recovered with interest and cost from you. This notice should also be considered as **15 days** notice to the borrower/Co-borrower/ Guarantor under **Rule 8 (6)** read with **Rule 9 (1)** of the Security Interest (Enforcement) Rules, 2002. 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. Yogesh Patil on 9371154748 or mail on E-mail ID: Yogesh15.Patil@axisbank.com during office hours from 9:30 a.m. to 5:00 p.m. The bid is not transferable.

Date : 18/12/2025 Place : Nagpur

Sd/- Authorized Signatory, Axis Bank Ltd.,