

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

1) Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Preeti Ramteke, R/o. Ganga Enclave, Apartment No.T-4, Plot No.310, CS.No.458, Ward No.47, Nari, Dist.Nagpur. Also at : D/O Yadavrao Ramteke, Plot No.155, Flat No.101, Suyog Enclave Dhaba, Near GPE Co-App Dhaba, Ring Road, Wadi, Dist.Nagpur - 440023.	All that piece and parcel of RCC Structure consisting Flat No.T4, on 3rd Floor, admeasuring area of 63.363 Sq. Mtrs., (Super Built - Up area 82.519 Sq. Mtrs.), of the Building known as " Ganga Enclave.", constructed on Plot No.310, CS.No.458, Ward No.57, Sheet No. 417/91, situated at Village - Nari, Tal & Dist.Nagpur and bounded as per Building Plan.

Reserve Price (RP) & EMD	Date, Time, For Opening of Bids
RP : Rs.24,87,055/- (Rupees Twenty Four Lakh Eighty Seven Thousand Fifty Five Only) EMD : Rs. 2,48,706/- (Rupees Two Lakh Forty Eight Thousand Seven Hundred Six Only) through DD in favor of 'Axis bank ltd.' payable at Nagpur	On 29/12/2025, 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 : 10/10/2023

Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 30,73,321/- (Rupees Thirty Lakh Seventy Three Thousand Three Hundred Twenty One Only) amount as on 09/10/2023.

Date of Physical Possession : 03/02/2025 Publication Date of Possession Notice : 07/02/2025

2) Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Vikas Madhukar Jawade and 2) Malabai Madhukar Jawade, Both R/o. Flat No.404, 4th Floor, Om Anand Apartment, Mannewar Colony, Ward No.1, Godhani, Tal.Nagpur (Rural) Dist.Nagpur. No.1 Also at : EWS And Cat II HGS 1294 Dda Project, Staff Qtr. Room No. 549, Pkt 11 Sec A, 10 Narela, New Delhi, Delhi-110040. Also at : C/O Madhukar Jawade, Mejor Gate, Vaidya Nagar, Ward No.6, Urjanagar, Durgapur, Dist.Chandrapur-442404, No.2 Also at : C/O Madhukar Jawade, Mejor Gate, Vaidya Nagar, Ward No.6, Urjanagar, Durgapur, Dist.Chandrapur-442404.	All that piece and parcel of Residential Apartment/Flat No .404, on 4th Floor, admeasuring, on 4th Floor, Built - Up area 61.705 Sq. Mtrs., and total Super Built - Up area 94.859 Sq. Mtrs., of the Building known as " Om Anand Apartment ", constructed on Plot No.R2, Kh No.135, P.H. No.12, Mouza Godhani (Rly.), within a limits of Gram Panchayat Godhani, Situated at front of Mannewar Colony, Ward No. 1, Village - Godhani, Tal.Nagpur (Rural), Dist. Nagpur and bounded as per Building Plan.

Reserve Price (RP) & EMD	Date, Time, For Opening of Bids
RP : Rs. 21,25,414/- (Rupees Twenty One Lakh Twenty Five Thousand Four Hundred Fourteen Only) EMD : Rs. 2,12,542/- (Rupees Two Lakh Twelve Thousand Five Hundred Forty Two Only) through DD in favor of 'Axis bank ltd.' payable at Nagpur	On 29/12/2025, between 01.00 P.M to 02.00 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 : 12/12/2023

Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 14,83,831/- (Rupees Fourteen Lakh Eighty Three Thousand Eight Hundred Thirty One Only) amount as on 24/11/2023 & together with further contractual rate of interest from 25/11/2023 thereon till the date of payment.

Date of Physical Possession : 03/02/2025 Publication Date of Possession Notice : 07/02/2025

3) Names & Address of Borrower/ Guarantor / Mortgager	Description of Property
1) Dinesh Wamanrao Bodhale 2) Sonali Dinesh Bodhale, Both R/o. Plot No. 42, Field Survey No. 107/5, Sawalake Layout, Bhosa, Tal & Dist. Yavatmal-445002, Also at : Wadgaon, Post. Ghatanji Road, Dist.Yavatmal-445002, No.1 Also at : 56 R R Marathali Pin 934556, C/O 56 APO, Kupwada, Jammu, Jammu & Kashmir-180001, No.1 Also at : 7th Maratha, LI, C/o., 56 APO, Kanpur Cantt - 911607.	All that piece and parcel of Layout Plot No.42 out of converted Field Survey No.107/5, Admeasuring area 212.40 Sq. Mtrs., Layout known as " Sawalake Layout ", situated at Mouza - Bhosa, Tq. & Dist. Yavatmal with building constructed thereon along with other assets such as furniture and fixtures, equipments, machinery fixed and movable, structures and any other assets situated thereon, Within the limits of Municipal Council, Yavatmal (Bhosa, Division) Tahsil and District.Yavatmal, and owned by Sonali Dinesh Bodhale and the said plot is bounded as under: East : Layout 9 mtr. Wide Road, West : Another Layout, North : Layout Plot No.43-A, South : Layout 9 mtr. Wide Road.

Reserve Price (RP) & EMD	Date, Time, For Opening of Bids
RP : Rs. 18,29,016/- (Rupees Eighteen Lakh Twenty Nine Thousand Sixteen Only) EMD : Rs. 1,82,902/- (Rupees One Lakh Eighty Two Thousand Nine Hundred Two Only) through DD in favor of 'Axis bank ltd.' payable at Nagpur	On 29/12/2025, between 02.00 P.M to 03.00 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 : 29/06/2024

Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 10,60,937.94/- (Rupees Ten Lakh Sixty Thousand Nine Hundred Thirty Seven Rupees And Ninety Four Paisa Only) amount as on 28/06/2024 & together with further contractual rate of interest from 29/06/2024 thereon till the date of payment.

Date of Physical Possession : 11/03/2025 Publication Date of Possession Notice : 16/03/2025

Last Date, Time And Venue For Submission of Bids With Sealed Offer/ Tender With EMD : Till 26/12/2025 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.

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. Vishal Kature on 9225201878 or mail on E-mail ID: vishal.kature@axisbank.com during office hours from 9:30 a.m. to 5:00 p.m. The bid is not transferable.

Date : 12/12/2025 Place : Nagpur

Sd/- Authorized Signatory, Axis Bank Ltd.,