AXIS BANK LTD.

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.
Branch Office : Axis Bank Ltd, 1st Floor, Devshanti Building, Plot No. 2/8, New Dnyaneshwar Nagar, Manewada Road, Nagpur-440027.

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) 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.)	Contact Person Name
1.	**1) Rizwana Bashir Sheikh and 2) Altamash Bashir Sheikh, Both R/o.** Flat No.B 51, 5th Floor, Janki Sahaniwas, Ward No.74, Jaitala, Tal & Dist.Nagpur-440036, **Also at :** Ghar Kr 941, Hasanbagh Road, Kabrastan Ke Pas, Hasanbagh, Dist. Nagpur-440009.	All that piece and parcel of Flat No.B-51, on 5th Floor, adm. Carpet area 29.721 Sq. Mtrs. as per RERA and 29.662 Sq.Mtrs. as per NMC & Built Up 48.391 Sq. Mtrs. (or 520.88 Sq.Ft.), of the Building known as " Janki Sahaniwas ", constructed on City Survey No. 685 Sheet No. 562/46, Ward No.74, Corporative House No.1072/A, Situated at Village - Jaitala, Tal & Dist.Nagpur and within the limits of Nagpur Municipal Corporation and owned by Atamash Bashir Sheikh and bounded as per Building Plan.	**Reserve Price : Rs.24,48,100/- (Rupees Twenty Four Lakh Forty Eight Thousand One Hundred Only)** **EMD Price : Rs.2,44,810/- (Rupees Two Lakh Forty Four Thousand Eight Hundred And Ten Only)**	**21/11/2026 12:00 pm to 1:00 pm** **Last Date of EMD 20/11/2026**	**Rs. 29,12,060/- As on Date 21/09/2026**	**Authorised Officer : Mr. Mangesh Saharkar / Mr. Sandip Giri Contact Number : 9561333664 / 9765131378 E-Mail ID : Mangesh.Saharkar@axis.bank.in / Sandip4.Giri@axis.bank.in**
2.	**1) Pranay Liladhar Parate 2) Gajanan Punaji Pakhale, Both R/o.** Flat No.001, Ground Floor, Wing G, Kanchan Ganga, Building. Cluster 2, Type 2, Ps.No.49, Mouza Monona Village, Near Shakti Press, Mondha, Tahsil Hingna and Dist.Nagpur-441110.**Also at No.1** : C/o. Prasnant Ghodmare,HouseNo.1091, Chitnavispura, Near Navappura Police Chowki, Nagpur- 440002, **Also at No.2** :S/o. Punaji Pakhale, 187, Gangabai Ghat Road. Near Lal School. Bhuteshwar Nagar, Nagpur - 440002.	All that piece and parcel of Flat No.001, on Ground Floor in Wing G, having carpet area admeasuring 35.38 Sq.Mtr. and built up area admeasuring 41.807 Sq.Mtr., The project/scheme known as "Kanchan Ganga", constructed on the land bearing Kh.No.121, 175, 194/1, 194/2, 194/3, 194/4 and 194/5 situated at village Monona, Taluka Hingna, Dist.Nagpur.	**Reserve Price : Rs.16,33,700/- (Rupees Sixteen Lakh Thirty Three Thousand Seven Hundred Only)** **EMD Price : Rs.1,63,370/- (Rupees One Lakh Sixty Three Thousand Three Hundred And Seventy Only)**	**21/11/2026 12:00 pm to 1:00 pm** **Last Date of EMD 20/11/2026**	**Rs.16,03,302/- As on Date 21/09/2026**	**Authorised Officer : Mr. Mangesh Saharkar / Mr. Sandip Giri Contact Number : 9561333664 / 9765131378 E-Mail ID : Mangesh.Saharkar@axis.bank.in / Sandip4.Giri@axis.bank.in**
3.	**1) Mr. Umesh Maroti Meshram,** R/o., Row House No.B4-12, Block No. B4, Building No.'B', Yoshoda, Vrindavan, Jamtha Tal.Nagpur Rural, Dist.Nagpur 441106, **Also at :** Near Rathi Bunglow,Plot No.06, Prabudha Housing Society, Sugat Nager, Nari Road, Uppalwadi, Dist Nagpur 440026. **2) Akshay Lalit Meshram,** R/o., Navrang Pan Mandir, H.No .401, Indora Chowk, Model Tours, Ramptee Road, Jaripatka, Nagpur - 440014.	All the piece and parcel of Row House No.B4, in Block No. B4-12, Building No. B, having carpet area admeasuring 74.37 Sq. Mt. and Super built up area admeasuring 98.44 Sq. Mt. covered in 2 Bedroom, 1 Kitchen & 1 Hall along with latrin & bath Together with 0.407% undivided proportionate share and interest in land/equivalent to 66.61 Sq. Mt. (inclusive of all utility areas), in the cluster known as "Yashoda" being the portion of "Vrindavan" Constructed on Plot No. 6, out of Survey No. 248, 257/2, 258/1-G, 258/1-K, 258/2, PH. No. 42, Siutated at Village - Jamtha, Tahsil Nagpur (Rural) and District Nagpur, and the boundaries of the same as follows **East :** By Road, **West :** By Plot Boundaries, **North :** By Row House No.B4-11, **South :** By Row House No.B4-13.	**Reserve Price : Rs.38,55,575/- (Rupees Thirty Eight Lakh Fifty Five Thousand Five Hundred and Seventy Five Only)** **EMD Price : Rs.3,85,558/- (Rupees Three Lakh Eighty Five Thousand Five Hundred and Fifty Eight Only)**	**21/11/2026 12:00 pm to 1:00 pm** **Last Date of EMD 20/11/2026**	**Rs.45,60,546/- As on Date 25/09/2026**	**Authorised Officer : Mr. Ajay Shriwas / Mr. Sandip Giri Contact Number : 8412959565 / 9765131378 E-Mail ID : Ajay.Shriwas@axis.bank.in / Sandip4.Giri@axis.bank.in**

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. Value Trust 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. ValueTrust Capital Services Private Limited** For any other assistance, the intending bidders may contact authorized officers During Office Hours. The bid is not transferable. **Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only)** For each Account, **VENUE For Bid Submission :** Axis Bank Ltd, 1ST Floor, Devshanti Building, Plot No. 2/8, New Dnyaneshwar Nagar, Manewada Road, Nagpur-440027 . **Inspection will be subject to the prior Appointment.**

Date : 03/10/2026
Place : Nagpur

Sd/-
Authorized Signatory, Axis Bank Ltd.,

Scanned with OKEN Scanner