

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) Mr. Sajid Aalam Khursheed Aalam Sayyad, (Borrower / Mortgagor), 2) Shamim Khurshid Akhtar (Co-Borrower), Both R/o : 223, Mehandi Bagh Road, Near Ashrafiya Masjid, Lalganj, Raut Chowk, Itwari Nagpur 440002. Also At : Apartment No. A- 407(Wing A), 4th Floor, "TECHOPS LAXMI", Plot No.1, Ward No. 61, Mouza Zingabai Takli, Nagpur-440030.	All that piece and parcel of Flat No. A-407, (Wing - A), admeasuring built up area 72.757 and super built up area 93.55 Sq. Mtr., on Fourth Floor in multistoried building known and styled as "TECHOPS LAXMI" + 1.31% share and interest in all that Piece and Parcel of Land bearing Plot No. 1, bearing Khasara No. 156, 157/1 of Mouza Zingabai Takali, P.H. No 11, bearing Ward No. 61, Sheet No.566/42, City Survey no. 235, situated at Zingabai Takali, Nagpur, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Tal & Dist- Nagpur and bounded as under, Boundaries : East: Apartment No. A-408, West : Apartment No. A- 406, South : Lift & Staircase, North : Open & PU Land	Reserve Price : Rs.22,80,000/- (Rupees Twenty Two Lakh Eighty Thousand Only)	26/05/2026 12:00 pm to 1:00 pm	Rs. 53,68,881/- As on Date 20/11/2021
			EMD Price : Rs.2,28,000/- (Rupees Two Lakh Twenty Eight Thousand Only)	Last Date of EMD 25/05/2026	
2.	1) Neelam Gaibidas Pazare 2) Prantosh Sameer Bishwas, Both R/o. At Shubha shgram, Aayansh Dental Clinic, Po Gundapalli, Tal. Chamorshi, Dist.Gadchiroli Maharashtra 442707, Also At : Flat No.B-9-B-503, Fifth Floor, Block B9, As Sudama, Being The Portion Vrudavan, At.Jamtha Nagpur	All peace and parcel of the property, Flat No.B-9-B-503, Fifth Floor, Block B9, as Sudama, Being The Portion Vrudavan, Having Carpet admeasuring about 41.10 Sq. Mtrs. Built-up area admeasuring 38.75 Sq. Mtrs. And Super built-up admeasuring about 59.80 sq. Mtrs. At Jamtha Nagpur.	Reserve Price : Rs.11,50,000/- (Rupees Eleven Lakh Fifty Thousand Only)	26/05/2026 12:00 pm to 1:00 pm	Rs. 33,91,754/- As on Date 17/12/2022
			EMD Price : Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only)	Last Date of EMD 25/05/2026	
3.	1) Ashwini Pankaj Dahat (Borrower) 2) Pankaj Ashok kumar Dahat (Co-borrower / Mortgagor), Both R/o. Flat No.D-59, 5th Floor, D- Wing, Janki Sahaniwas, Jaitala, Nagpur 440036, Also at : C/o. Mayur Vairagade, Plot No.10B, Galli No.12, Jogi Nagar, Parvati Nagar, Nagpur 440027.	All that piece and parcel of Flat No.D-59, on 5th Floor, adm. Carpet area 18.393 Sq. Mtr. as per RERA and 22.942 Sq.Mtr. as per NMC and built-up area of 34.577 Sq.Mtr. (OR 372.18 Sq.Ft.) along with undivided variable 0.351% share and interest of the Land of the Building Known as "Janki Sahaniwas" constructed on Plot No.1, out of Survey/Khasara No.180/1 bearing City Survey No.685, Sheet No.562/46 situated at Jaitala, Nagpur, Tal & Dist.Nagpur and within the local limits of Nagpur Municipal Corporation, Ward No.74 bearing Corporation House No.1072/A and bounded as per Building Plan.	Reserve Price : Rs.11,90,000/- (Rupees Eleven Lakh Ninety Thousand Only)	26/05/2026 12:00 pm to 1:00 pm	Rs.21,83,885/- As on Date 18/09/2023
			EMD Price : Rs.1,19,000/- (Rupees One Lakh Nineteen Thousand Only)	Last Date of EMD 25/05/2026	

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. ValueTrust Capital Services Private Limited For any other assistance, the intending bidders may contact authorized officers For Mr. Yogesh Patil Contact Number-9371154748 Email : Yogesh15.Patil@axisbank.com 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 : 08/05/2026 Place : Nagpur

Sd/- Authorized Signatory, Axis Bank Ltd.,