

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 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 taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" basis to the highest bidder. The reserve price and the earnest money deposit will be as mentioned below. Please refer the appended auction schedule for more details.

Auction Schedule

Sr. No.	1.	2.
Description of Property	All The Piece And Parcel of Flat No. 604, of Wing - C, On Sixth Floor, Admeasuring 34.60 Sq. Mtrs. Carpet Comprising of One Bedroom, Hall & Kitchen, of The Proposed Building Known As 'Laabh Enclave-Phase 2' Along With Covered Car Parking Space No. ... Lying and Being Survey No. 4, Hissa No. O (P) Situated At Village-Temghar, Pipeline Road, Radhekrishna Industrial Road, Newar Sorikal Wheels, Bhiwandi, Taluka Bhiwandi, Dist. Thane-421308. Area Admeasuring : 34.60 Sq. Mtrs. Carpet Comprising of One Bedroom, Hall & Kitchen.	All The Piece And Parcel of Flat No. 401, On The Fourth Floor, In The Building Known As "Moon Valley" Lying And Being Bearing Survey No. 169, Hissa No. 42, Situated At Village, Mamdapur, Dilkap Road, Near Dreamz Neral, Neral (west) Tal-Karjat, Dist-Raigad-410101. Area Admeasuring:- Carpet Area 32.27 Sq.ft.
Known Encumbrances (If Any)	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable	Not Known To The Secured Creditor. The Unpaid Charges Towards Electricity, Maintenance, Tax, Builder Dues Etc. If Any, As Applicable
Reserve Price (In Rs.)	Rs. 23,10,720/- (Rupees Twenty Three Lakh Thirty Four Thousand Only)	Rs. 18,84,800/- (Rupees Eighteen Lakh Eighty Four Thousand Eight Hundred Only)
Earnest Money Deposit (in Rs)	Rs. 2,31,072/- (Rupees Two Lakh Thirty One Seventy Two Only) through DD in favor of 'Axis Bank Ltd.' payable at Mumbai.	Rs. 1,88,480/- (Rupees One Lakh Eighty Eight Thousand Four Hundred Eighty Only) through DD in favor of 'Axis Bank Ltd.' payable at Mumbai.
Bid Incremental Amount	Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand Only)
Last Date, Time And Venue For Submission of Bids With Sealed Offer/Tender With EMD	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708
Date, Time and Venue for Opening of Bids.	On 30/03/2024 , between 01.00 P.M and 02.00 P.M with <unlimited extensions of 5 minutes each at web portal https://www.bankeauctions.com > E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above	On 30/03/2024 , between 01.00 P.M and 02.00 P.M with <unlimited extensions of 5 minutes each at web portal https://www.bankeauctions.com > E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above
Date for Inspection of Properties	As per prior appointment of authorized officer	As per prior appointment of authorized officer
Cost of Tender / Bid Cum Auction Form	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'
Return of EMD of Unsuccessful Bidders	Within Seven working days from the date of Auction.	Within Seven 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.	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	Within 15 days from the date of Sale Confirmation
Loan Details		
Borrower/Guarantors/ Mortgagor Name & Address	Ganesh Ramchandra Dasari, Jyoti Venkatesh Hatekar, Flat No. 305, 3rd Floor, Sakharam Sadhan Bldg, Near Prathmesh Apartment, Near Sports Ground, Kasheli Toll Naka, Kasheli, Thane-400615. And Also : Ramchandra Ra Dasari, Sabji Chowk, Zarekar Galli, Nalegaon, Ahmednagar - 414001. And Also : Flat No. 604, of Building Known As "Laabh Enclave-Phase 2", Village-Temghar, Pipeline Road, Radhekrishna Industrial Road, Newar Sorikal Wheels, Bhiwandi, Taluk-bhiwandi, Dist Thane-421308	Mohammad Qasim Sikadder Ali Khan, Sairabanu Mohammed Kasim Khan. Near Indian Oil Nagar, G.m. Link Road, Bldg No-4/c, Room No 702, Natvarparekh Compound, Govandi, Shivaji Nagar, Mumbai-400043, Also At: Flat No. 401, On The Fourth Floor, In The Building Known As "Moon Valley", Situated At Village-Mamdapur, Dilkap Road, Near Dreamz Neral, Neral (West), Tal-Karjat, Dist-Raigad-410101
Loan Account No.	PHR032704139307	PHR032706573299
Date of Demand Notice U/SEC. 13(2) of SARFAESI Act	30/08/2021	26/05/2022
Amt. of Demand Notice U/s- 13(2) of SARFAESI Act (in Rs.)	Rs. 21,16,498/- plus future interest and charges w.e.f. 22/03/2022 as per 13(2) notice dated 25/03/2022	Rs. 23,34,534/- plus future interest and charges w.e.f. 26/05/2022 as per 13(2) notice dated 21/05/2022
Date of Physical Possession	20/10/2023	08/06/2023
Publication Date of Possession Notice	23/10/2023 In Free Press Journal (English) & Navshakti (Marathi)	14/06/2023 In Free Press Journal (English) & Navshakti (Marathi)
Outstanding Dues (In Rs.)	Rs. 26,56,578/ as on 7/12/2023	Rs. 28,49,324/- as on 19/12/2023

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> under Rule 8(6) of the Security Interest (Enforcement) rule, 2002.

Date : 23/02/2024
Place : Airoli, Navi Mumbai

**of Financial Assets and Enforcement of Security Interest Act 2002 read
 (Enforcement) Rule, 2002.**

The properties are mortgaged/charged to the secured creditor, the physical possession of which has been
 in possession on below mentioned dates for recovery of the sum mentioned below due to the following secured
 creditor. Necessary details :-

3.	4.
All The Piece And Parcel of Flat No. 202, On The 2nd Floor, A-wing, In The Building Known As "Amarpreet Building", Mamdapur, Dilkap College Road, Near Amariyot Bldg, Constructed On Land Bearing Survey No. 148, Hissa No. 10 & 11, Plot No. 10 & 11, Neral East Raigad - 410101. Area Admeasuring:- 30.34 Sq. Mtrs. Carpet + Balcony 8.25 Sq. Mtrs Carpet.	All The Piece And Parcel Of Flat No. 605, On The Sixth Floor, In The Building Known As "sai Gaurav", Situated At Plot No. 80, Sector-53, Village-Dronagiri, Tal- Uran,, Dist. Raigad-400703, Within The Limits Of CIDCO Ltd. Bounded As : On Or Towards North By: 22.0 Mtrs, Wide Road; On Or Towards South By: Plot No. 89, 88 & 87; On Or Towards East By: Plot No. 81, & 82; On Or Towards West By: Plot No. 79. Area Admeasuring:- 20.975 Sq. Mtrs. Carpet Area + 6.210 Sq. Mtrs. Balcony Area + 2.730 Sq. Mtrs. C.b. Area + 1.312 Sq. Mtrs. F. B. Area+ 1.062 Sq. Mtrs S. S. Area.
Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax, builder dues etc. if any, as applicable
Rs. 18,47,040/- (Rupees Eighteen Lakh Forty Seven Thousand Forty Only)	Rs. 24,80,000/- (Rupees Twenty Four Lakh Eighty Thousand Only)
Rs. 1,84,704/- (Rupees One Lakh Eighty Four Thousand Seven Hundred Four Only) through DD in favor of 'Axis Bank Ltd.' payable at Mumbai.	Rs. 2,48,000/- (Rupees Two Lakh Forty Eight Thousand) through DD in favor of 'Axis bank ltd.' payable at Mumbai.
Rs. 10,000/- (Rupees Ten Thousand Only)	Rs. 10,000/- (Rupees Ten Thousand only)
Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708	Till 28/03/2024 up to 05:00 P.M. at Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708
On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal https://www.bankeauctions.com E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above	On 30/03/2024 between 01.00 P.M and 02.00 P.M with unlimited extensions of 5 minutes each at web portal https://www.bankeauctions.com E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above
As per prior appointment of Authorized Officer.	As per prior appointment of Authorized Officer.
Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'	Rs. 250/- by D.D. in favour of 'Axis Bank Ltd.'
Within Seven working days from the date of Auction.	Within Seven working days from the date of Auction.
The payment should be made on the same day or latter than next working day from the date of bid confirmation.	The payment should be made on the same day or latter than next working day from the date of bid confirmation.
Within 15 days from the date of Sale Confirmation	Within 15 days from the date of Sale Confirmation
Shahabuddin Khan, Gudiya Shahabuddin Khan, Fakruddin Khan, Mohd Rafi Nagar, Part No 1, Near Bismillah Masjid, Govandi Mumbai-400043, Also At : Flat No. 202, On The 2nd Floor, A-wing, In The Building Known As "Amarpreet Building", Mamdapur, Dilkap College Road, Near Amariyot Bldg, Constructed On Land Bearing, Survey No. 148, Hissa No. 10 & 11, Plot No. 10 & 11, M Neral East, Raigad - 410101.	Milind Raghunath Ratnakar, Rupali Milind Ratnakar, H. No. 760, Ground Floor, At-Veshvi Uran Road, Post-Dighode, Navi Mumbai-410206. Also At :At- Shenwa, Post-shenwa, Shahapur, Near Z. P. Primary School, Shahapur, Dist. Thane-421601. And Also : Flat No. 605, On The Sixth Floor, In The Building Known As "sai Gaurav", Situated At Plot No. 80, Sector-53, Village-Dronagiri, Tal-Uran, Dist Raigad-400702.
PHR032706588721	PHR065206180913
22/03/2022	21/02/2022
Rs. 21,45,663/- plus future interest and charges w.e.f. 22/03/2022 as per 13(2) notice dated 25/03/2022	Rs. 28,58,856/- plus future interest and charges w.e.f. 16/04/2022 as per 13(2) notice dated 21/02/2022
10/08/2023	30/05/2023
13/08/2023 In Free Press Journal (English) & Navshakti (Marathi)	04/06/2023 In Free Press Journal (English) & Navshakti (Marathi)
Rs. 26,97,395/- as on 19/12/2023	Rs. 35,76,847/- as on 19/12/2023

For any other assistance, the intending bidders may contact from **9:30 a.m. to 4:00 p.m.** This Notice should be considered as **30 Days' Notice to the Borrowers**

Sd/-
 Authorized Signatory