



AXIS BANK LIMITED

(CIN: L65110GJ1993PLC020769)

Registered Office: "Trishul", 3rd Floor Opp. Samaratheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad - 380006

Structured Assets Group at Corporate Office: "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang

Budhkar Marg, Worli, Mumbai - 400025. www.axisbank.com;

Email id : payal.kapila@axisbank.com; nilay.sharan@axisbank.com

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Appendix IV-A [Read with Rule 8(6)] of Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") read with proviso to rule 8(6) and Rule 9 of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower i.e. **Intergap Connections and Guarantors/Mortgagors i.e. Mr. Gaurav Arvind Popat, Mr. Arvind Harijivandas Popat, Mrs. Daxa Arvind Popat and Mrs. Nisha Gaurav Popat**, that the below described immovable properties at Sr No 1 to 6 mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the respected Tahsildar Thane appointed by the Hon'ble District Magistrate, Thane on Sec. 14 application i.e. Securitisation Application No.2916/2022 filed by Axis Bank Ltd. under SARFAESI Act. Thereafter the respected Tahsildar has handed over physical possession of the below mentioned mortgaged assets/properties to Authorised Officer of Axis Bank Limited, i.e., Secured Creditor, will be sold on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS"** on **27th June, 2024** for recovery of Rs. 9,29,65,505.93 (Rupees Nine Crores Twenty Nine Lakhs Sixty Five Thousand Five Hundred and Five and Paise Ninety Three only) being the amount due as on 31st January 2022, as mentioned in Demand Notice dated 03rd February, 2022 bearing reference No. AXIS/SA/PRK/2021-22/770 issued u/s 13 (2) of SARFAESI Act, along with further interest thereon w.e.f. 01st February, 2022 at contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due from Intergap Connections and the Guarantors/Mortgagors to Axis Bank Limited i.e. Secured Creditor.

The description of mortgaged assets/properties for sale along with reserve price and the earnest money deposit are as under:

Sr. No	DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)	Physical Possession Dates
1	All that Shop No. 3 , admeasuring 230 Sq. ft., on ground floor in the building known as "GAGAN KUNJ" bearing Tika No.5, CS No. 170A, B and C, Village Thane, Taluka Thane, and District Thane, within the limits of Thane Municipal Corporation together with the right to use common areas of the building, the right to use water closet, drainage, lavatories, and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat / unit / officer premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future owned by Mr. Arvind Harijivandas Popat	Rs. 44,25,000/- (Rupees Forty Four Lakh Twenty Five Thousand)	Rs. 4,43,000/- (Rupees Four Lakh Forty Three Thousand)	28th November 2023
2	All that Shop No. 18 , admeasuring 27.32 Sq. Mtrs Carpet Area, B Wing in the Building known as "COSMOS ARCADE" , Survey No. 73, Hissa No. 1,2,3,4,5, Survey No.74, Hissa No. 1,2,3,4,5, Survey No.75, Hissa No.10(p), Survey No. 78 Hissa No.1,2(P),3,4, Survey No.80, Hissa No.1,2,3(P),4(P), 6(P), 11(P), 13(P), 16(P),17(P), Survey No.82, Hissa No.1(P),2,3,4(P), Survey No. 83, Village Koslihet, Taluka and Dist. Thane within the limits of Thane Municipal Corporation together with the right to use common areas of the building, the right to use water closet, drainage, lavatories, and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat / unit / officer premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future owned by Mr. Gaurav Arvind Popat	Rs. 58,83,000/- (Rupees Fifty Eight Lakh Eighty Three Thousand)	Rs. 5,89,000/- (Rupees Five Lakh Eighty Nine Thousand)	30th October 2023,
3	All that Shop No. 17 , admeasuring 27.32 Sq. mtrs, B Wing in the building known as "COSMOS ARCADE" , Survey No. 73, Hissa No. 1,2,3,4,5, Survey No.75, Hissa No.10(p), Survey No.78, Hissa No.1,2(P),3,4, Survey No. 80, Hissa No.1,2,3 (P),4(P),6(P), 11(P), 13(P), 16(P),17(P), Survey No.82, Hissa No.1(P),2,3,4(P), Survey No. 83, Village Koslihet, Taluka and Dist Thane together with the right to use common areas of the building, the right to use water closet, drainage, lavatories, and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat / unit / officer premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future owned by Mr. Gaurav Arvind Popat	Rs. 58,83,000/- (Rupees Fifty Eight Lakh Eighty Three Thousand)	Rs. 5,89,000/- (Rupees Five Lakh Eighty Nine Thousand)	30th October 2023,
4	All that Office No. A/4 , admeasuring 225 Sq. ft., on ground floor in the building under construction in the property bearing Tika No.13(part), CTS No. 31, CTS No.32, CTS No.33 and CTS No.34 situated at Anaji Sunder Road, Charai, Thane Taluka and District Thane together with the right to use common areas of the building, the right to use water closet, drainage, lavatories, and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat / unit / officer premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future owned by Mr. Gaurav Arvind Popat	Rs. 47,62,000/- (Rupees Forty Seven Lakh Sixty Two Thousand)	Rs. 4,77,000/- (Rupees Four Lakh Seventy Seven Thousand)	01st December 2023
5	All that Flat No.504 , admeasuring 740 Sq. ft. carpet area, "Neelam Co-operative Housing Society Limited" , bearing Tika No.5, CTS No. 70, 71 A, 71 B, Kharkar Ali, Taluka and District Thane, within the limits of Thane Municipal Corporation together with the right to use common areas of the building, the right to use water closet, drainage, lavatories, and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat / unit / officer premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future owned by Mrs. Daxa Arvind Popat	Rs. 1,28,13,000/- (Rupees One Crore Twenty Eight Lakh Thirteen Thousand)	Rs. 12,82,000/- (Rupees Twelve Lakh Eighty Two Thousand)	20th December 2023
6	All that Flat No.301 , admeasuring 590 Sq. ft. built up area on the 3rd floor of the building known as "Radha Co-operative Housing Society Limited" , CTS No. 175, 174/A, 169, 108, Tika No.5, Village Thane, Taluka Thane, and District Thane, within the limits of Thane Municipal Corporation together with the right to use common areas of the building, the right to use water closet, drainage, lavatories, and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat / unit / officer premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future owned by Mr. Arvind Harijivandas Popat	Rs. 74,92,000/- (Rupees Seventy Four Lakh Ninety Two Thousand)	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand)	20th December 2023

Physical possession of the above mentioned mortgaged assets/properties has been taken by the respected Tahsildar Thane

6 All that Flat No.301, admeasuring 590 Sq. ft. built up area on the 3rd floor of the building known as "Radha Co-operative Housing Society Limited", CTS No. 175, 174/A, 169, 108, Tika No.5, Village Thane, Taluka Thane, and District Thane, within the limits of Thane Municipal Corporation together with the right to use common areas of the building, the right to use water closet, drainage, lavatories, and other conveniences and facilities, amenities in or upon or pertaining to or connected to the flat / unit / officer premises, both present and future and easementary rights and together with all fixtures and fittings, both present and future owned by Mr. Arvind Harijivandas Popat.	Rs. 74,92,000/- (Rupees Seventy Four Lakh Ninety Two Thousand)	Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand)	20th December 2023
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Physical possession of the above mentioned mortgaged assets/properties has been taken by the respected Tahsildar Thane appointed by the Hon'ble District Magistrate, Thane on the respective dates as mentioned in above table, on a Sec. 14 application i.e. Securitisation Application No.2916/2022 filed by Axis Bank Ltd. Thereafter, respected Tahsildar has handed over physical possession of the above mentioned mortgaged properties to the Authorised Officer of Axis Bank Ltd.

The online bids shall be submitted as per schedule given below:-

EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai to be submitted on or before 26th June, 2024 by 12.00 p.m. at any of the following address:- • Mrs. Payal Kapila/Mr. Mateen Shaikh: Structured Assets Group, Corporate Office, "Axis House", 7th Floor, C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025 • Mr. Daxesh Balsara: MWBC-Mumbai, A-12, Mittal Tower, 1st Floor, Nariman Point, Mumbai-400021
Inspection of Property	On 20th June, 2024 between 02:30 pm to 04:00 pm with prior appointment. For inspection, please contact Mr. Mateen Shaikh on 8108478753
Date, Place and time of auction	E-auction on 27th June, 2024 as below: • For Properties at Sr No 1 & 6 between 12:00 p.m. to 01:00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes. • For Properties at Sr No 2 & 3 between 01:00 p.m. to 02:00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes. • For Properties at Sr No 4 & 5 between 02:00 p.m. to 03:00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	For each of the Properties at Sr No 1 to 6: Rs. 1,00,000/- (Rupees One Lakh Only)
Encumbrances	• Axis Bank Ltd. had filed recovery proceeding i.e. Original Application No.1108 of 2022 ("OA") against Intergap Connections and Guarantors/Mortgagors i.e. Mr. Gaurav Arvind Popat, Mr. Arvind Harijivandas Popat, Mrs. Daxa Arvind Popat and Mrs. Nisha Gaurav Popat for recovery of outstanding dues in Hon'ble Debts Recovery Tribunal-III, Mumbai. The said OA is pending for adjudication and next date is 27th August 2024. • As per information available with the Bank, Rs. 1,85,938/- each is outstanding towards society maintenance charges and property tax for properties mentioned at serial no. 2 and 3 above AND Rs. 2900/- is pending electricity dues towards property mentioned at serial no. 6 • Further, for the property mentioned at serial no. 6 above, the society has informed that Rs. 1.50 lakh is payable towards the renovation work of building being/to be undertaken in the said society

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.axisbank.com/auction-noticesand/or https://axisbank.auctiontiger.net>.

Date : 6th June, 2024

Sd/-
Authorised Officer
Axis Bank Ltd.