

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) 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) Durgesh Shamrao Ingale 2) Panchphula Durgesh Ingale, Both R/o. Plot 79, Tarkeshwar Nagar Samta nagar Behind Nala Nari Uppalwadi Nagpur 440026; Also at : Flat No. 308, On Third Floor, "Shree Ram Apartment" Khata No.132, moza Sukali (group) PH no. 45, Tq Hingana Dist Nagpur;	All peace and parcel of the property Residential Apartment i.e. Flat No.308, On Third Floor, "Shree Ram Apartment" Carpet Area Admeasuring 50.6924 Sq.Mtrs And Builtup Area 70.1673 Sq Mtrs. Khata No.132, Mouza Sukali (group), PH no. 45, Tq Hingana Dist Nagpur

Reserve Price (RP) & EMD	Date, Time, For Opening of Bids
RP : Rs. 20,52,616/- (Rupees Twenty Lakh Fifty Two Thousand Six Hundred Sixteen Only) EMD : Rs. 2,05,262/- (Rupees Two Lakh Five Thousand Two Hundred Sixty Two Only) through DD in favor of 'Axis bank ltd. payable at Nagpur	On 12/03/2026, between 12.00 PM and 1.00 PM 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 : 15/07/2022
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 14,94,261/- (Rupees Fourteen Lakh Ninety Four Thousand Two Hundred Sixty One Only) amount as on 24/06/2022
Date of Physical Possession : 06/01/2025
Publication Date of Possession Notice : 10/01/2025

2) Names & Address of Borrower/Guarantor / Mortgager	Description of Property
1) Pranali Ujjwal Gudadhe 2) Ujjwal Prabhakar Gudadhe, Both R/o.: H.No. 985, Ekmatanagar road, Jnaitala, Near Durga Mandir, Nagpur 440036. Also At : Apt. No.304, 3rd floor, Wing M, Cluster 1, Type 2, Kanchanganga, at Village Mondha, Gram Panchayat Mondha, Tahsil - Hingna, District Nagpur	All that piece and parcel of Residential apartment/flat No. 304, 3rd floor, Wing M, Cluster 1, Type 2, Built up Area - 41.807 Sq.Mtr., Carpet Area - 35.90, is known and styled as "KANCHANGANGA" with undivided proportionate land share in Khasra No. 121, 175, 194/1, 194/2, 194/3, 194/4, 194/5, Admeasuring 68,900 Sqmtrs, Ph No. 49 Sq.mtr., Mouza Mondha, situated at Village Mondha, Gram Panchayat Mondha, Tahsil - Hingna and District - Nagpur.

Reserve Price (RP) & EMD	Date, Time, For Opening of Bids
RP : Rs.12,60,000/- (Rupees Twelve Lakh Sixty Thousand Only) EMD : Rs.1,26,000/- (Rupees One Lakh Twenty Six Thousand Only) Through DD in favor of 'Axis bank ltd.' payable at Nagpur	On 12/03/2026, between 12.00 PM to 01.00 PM 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 : 02/03/2023
Amount of Demand Notice U/s-13(2) of SARFAESI Act (in Rs.) : Rs. 10,60,474/- (Rupees Ten Lakh Sixty Thousand Four Hundred And Seventy Four Only) being the amount due as on 22/02/2023
Date of Physical Possession : 06/01/2025
Publication Date of Possession Notice : 10/01/2025
Last Date, Time And Venue For Submission of Bids With Sealed Offer/ Tender With EMD : Till 11/03/2026 up to 05:00 P.M. For 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 vcost from you. This notice should also considered as 30 days notice to the borrower/Co-borrower/ Guarantor under Rule 8 (6) 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 Mrs. Yogesh Patil on 9371154748 or mail on E-mail ID: yogesh15.patil@axisbank.com during office hours from 9:30 a.m. to 5:00 p.m. The bid is not transferable.

Date : 04/02/2026
Sd/-
Place : Nagpur
Authorized Signatory, Axis Bank Ltd.,