

NOTICE FOR SALE OF IMMOVABLE PROPERTY

(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 30 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Axis Finance Ltd. (AFL), the Possession of which has been taken by the Authorised Officer of AFL, will be sold on 30-09-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said 30-09-2026. The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the AFL on or before 29.09.2026 till 5.00 PM at Branch address **AXIS FINANCE LIMITED, Office (Axis Finance Limited I At C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai-400025.**

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s) Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice and amount mentioned in demand notice	Inspection date	Reserve Price	Outstanding as on
1.	0456MMA 00013686	Arvind Mahadeorao Bhamkar Anurag Arvind Bhamkar Rajshree Arvind Bhamkar Namrata Arvind Shankarpure	08.06.2026 Rs. 6,28,67,801/- (Rupees Six Crore Twenty Eight Lakhs Sixty Seven Thousand Eight Hundred and One Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 8th June, 2026	11.09.2026 Possession: Symbolic	Rs. 31,77,000/- (Property-1) Rs. 31,72,500/- (Property-2) Rs. 10,29,69,360/- (Property- 3) EMD : Rs. 3,17,700/- (Property-1) Rs. 3,17,250/- (Property-2) Rs.1,02,96,936/- (Property- 3)	Rs 64822410 (Rupees Six Crore Forty Eight Lakh Twenty Two Thousand Four Hundred and Ten only) due as on 17th August 2026

Details of Secured Assets : Property 1 - All that piece and parcel of land bearing Western Portion of Plot No. 39 admeasuring about 131.25 Sq. Mt., being a portion of entire land bearing Kh. No. 12/5 of Mouza - Bhamkar Hospital Rajashri Nagar near Finley Mills Stop Nagpur Maharashtra 444805 Khendeomali, within the limits of Grampanchayat Narayanpur in Tahsil Achalpur and District Amravati

Property 2 - All that piece and parcel of land bearing Western Portion of Plot No. 40 admeasuring about 131 Sq. Mt., being a portion of entire land bearing Kh. No. 12/5 of Mouza - Bhamkar Hospital Rajashri Nagar near Finley Mills Stop Nagpur Maharashtra 444805 Khendeomali, within the limits of Grampanchayat Narayanpur in Tahsil Achalpur and District Amravati

Property 3 - All that piece and parcel of land bearing Plot No. 1 Survey No 13/1 Mouje Khel Deomali At Bhamkar Hospital Rajashri Nagar near Finley Mills Stop Nagpur Maharashtra 444805 admeasuring about 2972.69 Sq. Mt., Southern Portion of Kh. No. 13/1 admeasuring 0.81 H.R., out of 3.85 H.R., of Mouza - Khendeomali, within the limits of Grampanchayat Narayanpur in Tahsil Achalpur and District Amravati (hereinafter referred to as the "Secured Assets").

Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, Dispute if any.

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and the terms and conditions prescribed:

The E-auction of the properties will take place through portal on Auction Tiger _between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Contact Person Details & Mob. Nos.: Ms Shristi Agarwal: 7738650021 & Mr Jagdeep Bawa : 9823281207 Authorized Officer

Place: Amravati

Date : 25.08.2026

Sd/- Authorised Officer
Axis Finance Ltd.