

AXIS BANK LIMITED

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, Opp.Samartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad-380006.

Branch Address:- Axis Bank Ltd., Loan Centre, 1st floor, Vimaco Tower, Bus Stand Road, Near Osmania Masjid, Amravati 444 601.

Branch Address:- Axis bank Ltd., Retail Asset Center, M.G. House, Ground floor, Beside Board Office, Civil Line, Nagpur - 440001

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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) 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.

The Auction Date For All Accounts Is 12-03-2026 From 11.00 Am To 12.00 Pm
And The Last Date And Time For Submission Of Bids Is 11-03-2026 till 5.00 PM

Sr. No.	Name of Borrower Mortgagor	DESCRIPTION OF PROPERTY	OUTSTANDING DUES (IN RS.)	RESERVE PRICE EMD Price	Contact Person Name
1	SAJID AALAM KHURSEED AALAM SAYYAD / Shamim Khurshid Akhtar 223, Mehadi Bagh Road, Near Ashrafia Masjid, Lalgaon 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), measuring 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 Khassara 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.	Rs.5368881/-	Rs.2528600/- Rupees Twenty Five Lac Twenty Eight Thousand Six Hundred Only Rs.252860/- Rupees Two Lac Fifty Two Thousand Eight Hundred Sixty Only	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
2	NEELAM GAIBIDAS PAZARE / Paritosh Sane At Shubhashgram, Aayansh Dental Clinic, Po Gundapalli, Tah Chamorsli, 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 area measuring about 41.10 Sq. Mtrs. Built-up area measuring 38.75 Sq. Mtrs. And Super built-up area measuring about 59.80 sq. Mtrs. At Jamtha Nagpur.	Rs.3391754/-	Rs.1274112/- Rupees Twelve Lac Seventy Four Thousand One Hundred Twelve Only Rs.127411.2/- Rupees One Lac Twenty Seven Thousand Four Hundred Eleven and Twenty Paise	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
3	RAGINI LAXMIKANT RAUT / Laxmikant Nagarao Raut Flat No B-27 On The Second Floor In Wing B Of Janki Sahaniwas Plot No.1 Kh No. 180/1 P No.44 Khata No.392, C/S No.685 Sheet No.562/46, Jalata Nagpur 440036 Also At 1 at C/O, Shailish Borkar, Plot No. 80A, Janpatka road, Bezanbagh Society, Nagpur 440014 ; Also At No. 2 at Kumud Garmeny, Plot No.54, D Manewada, Sheshnagar, Nagpur 440034	All Peace And Parcel Of The Property, Residential Flat No.B-27 On The Second Floor, In Wing B Of "JANKI SAHA NIVAS", Carpet Area 24.535 Sq. Mtrs, Builtup Area 38.583 Sq. Mtrs, Plot No.1 Kh No 180/1, P No.44, Khata No.392, CTS No.685, Sheet No.562/46, Mouza - Jalata within the limits of NMC Nagpur	Rs.2322395/-	Rs.1267210/- Rupees Twelve Lac Six Thousand Two Hundred Ten Only Rs.126721/- Rupees One Lac Twenty Six Thousand Seven Hundred Twenty One Only	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
4	SANKET DEVANAND GANVIR / Ashwini Sanket Ganvir R/o - Plot No 13 Raja Shudhondan Nagar Barde Layout, Uppalwadi Nagpur Maharashtra, India -440026. Also At Flat No.407 On The Fourth Floor In Block No.B-1 Building No.B Known As Gokul Vrindavan Survey No.38/1 P H. 48 Of Mouza Wagdhara Tq Hingna Dist Nagpur 441122	All that piece and parcel of Flat No.B1-407, On The Fourth Floor In Block No.B-1 Building No.B Having Carpet Area 26.466 Sq. Mtrs Builtup Area Admeasuring About 27.507 Sq. Mtrs & Super Built Up Area 40.104 Sq. Mtrs. Known As Gokul being the portion of Vrindavan Survey No.38/1 P H. 48 Situated at Mouza Wagdhara Tq Hingna Dist Nagpur 441122 and bounded as under Boundaries :- East : Apartment No.B1-406; West : Apartment No.B1-408; South : Apartment No.B2-402 North : Apartment No.B1-402	Rs.2339695/-	Rs.1178459/- Rupees Eleven Lac Seventy Eight Thousand Four Hundred Fifty Nine and Ten Paise Rs.117845.9/- Rupees One Lac Seventeen Thousand Eight Hundred Forty Five and Ninety One Paise	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
5	KRISHNA NANDLAL DEBNATH / Rajesh Ramchandra Debnath R/o - Krishna Nagar Mill Road Near Durga Mandir Chandrapur Maharashtra 442401; Also At Flat No.A-2603 Sixth Floor Block A2 Gokul Vrindavan S No 38/1 ; Sudama Maoza Jamtha Near Stadium Nagpur 441122	All that Piece And Parcel Of The Property, Flat No. A-2603, on Sixth Floor, Block No. A2, "GOKUL" being portion of "Vrindavan", having Super Built up area built up area admeasuring 26.466 sq.mtrs. & 27.507 sq.mtrs. respectively and super built up area admeasuring about 40.104 sq.mtrs., CTS No 38/1, Sudama Maoza Jamtha Near Stadium Nagpur 441122. Boundaries as per land revenue records and bounded as under : On or towards the East : Apt. No. A2-604; On or Towards the West : Apt. No. A2-602; On or Towards the North : Apt No. A1-606; On or towards the South : Apt. No. A2-606	Rs.2459965/-	Rs.126266.40/- Rupees Twelve Lac Sixty Two Thousand Six Hundred Sixty Two and Forty Paise Rs.126266.24/- Rupees One Lac Twenty Six Thousand Two Hundred Sixty Six and Twenty Four Paise	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
6	SURENDRA RAMPREET RAM / Mrs. Parwati Devi, R/o - Rampriti Ram Mow Road Ambuja Cement Labour Colony, Uppanwar Chandrapur Maharashtra, India - 442908. Also At Flat No.506 On The Fifth Floor In Block No.B1 Building No.B Known As Gokul Vrindavan Survey No.38/1 P. H. 48 Of Mouza Wagdhara Tq Hingna Dist Nagpur 441122; Also At No.1 at - Om Enterprises Ambuja Cement Limited Mew Uppanwar Mh Chandrapur 442708	All that piece and parcel of Flat No.B1-506, On The Fifth Floor In Block No.B-1 Building No.B, Known As "Gokul" being the portion of "Vrindavan" Having Carpet Area 26.466 Sq. Mtrs Builtup Area Admeasuring About 27.507 Sq. Mtrs & Super Built Up Area 40.104 Sq. Mtrs. constructed on Survey No.38/1, P. H. 48 Situated at Mouza Wagdhara, Tq Hingna, Dist Nagpur 441122, and bounded as under Boundaries :- East : Apartment No.B1-505 West : Apartment No.B1-507 South : Apartment No B2-503 North : Apartment No B1-503	Rs.2292054/-	Rs.1332781.12/- Rupees Thirteen Lac Thirty Two Thousand Seven Hundred Eighty One and Twelve Paise Rs.133278.1/- Rupees One Lac Thirty Three Thousand Two Hundred Seventy Eight and Eleven Paise	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
7	ASHWINI PANKAJ DAHAT / Pankaj Ashokkumar Dahat R/o Flat No D-59, 5th Floor, D-Wing, Janki Sahaniwas, Jalata, Nagpur 440036; Also At C/o Mayur Varagade 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, admeasuring Carpet area 18.393 Sq. Mtr. as per RERA and 22.942 Sq. Mtr. as per NMC and built-up area of 34.377 Sq. Mtr. (OR 37.18 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 Jalata, 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	Rs.2183885/-	Rs.1205883/- Rupees Twelve Lac Five Thousand Eight Hundred Eighty Three Only Rs.120588.3/- Rupees One Lac Twenty Thousand Five Hundred Eighty Eight and Thirty Paise	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
8	PRAVIN BALIRAM MESHRAM / Mrs. Sonali Pravin Meshram Shankar T. Meshram, Galli No. 2, Savitribai Fule Nagar, Near Siddeshwar Hall, Parvati Nagar, Manewada Road, Nagpur - 440027. Also At Flat No. 303, Third Floor, Wing L, Cluster 2, Type 2, "KANCHAN GANGA", Village Mondhia, Tahsil Hingna, Dist Nagpur - 441110.	All that RCG superstructure comprising Flat No. 303, Third Floor, Wing Cluster 2, Type 2, built up area 46.914 Sq. Mtrs. & carpet area 41.76 Sq. Mtrs. situated in the scheme known and styled as "KANCHAN GANGA", constructed on all that piece & parcel of the land bearing Kh. No. 121, 175, 194/1, 194/2, 194/3, 194/4 and 194/5 containing by total admeasurment 6.89 H.R. (or 68900 Sq. Mtrs.) along with proportionate undivided share of the said land, situated at village Mondhia, G.P. Mondhia, Tahsil Hingna, Dist Nagpur, which is bounded as per sanctioned Map.	Rs.2532051/-	Rs.1100000/- Rupees Eleven Lac Only Rs.110000/- Rupees One Lac Ten Thousand Only	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM
9	ARUNDHATI RAVINDRA RANDEV / Ravindra Anjali Randeve, Both R/o - Flat No. S-3, On The Second Floor Of The Building Known As Shri Gajendra Plaza Transferable Survey No.121.T S No.11 Plot No.13,14,15,16,19,20,21,22 Mauza Wagdon Near Bright Industrial Training Centre Wagdon Road Wagdon Tq & Dist Chandrapur 442402 Also At Monalisa Beauty Parlour Gajanan Mandir Road Exta Chowk Chandrapur 442401	All that Peace And Parcel Of The Property, Flat No S-3, On The Second Floor Of The Building Known As Shri Gajendra Plaza Covering Builtup Area 42.66 Sq. Mtrs At Transferable Survey No.121, T S No.11 Plot No.13,14,15,16,19,20,21,22 Mauza Wagdon Near Bright Industrial Training Centre, Wagdon Road, Wagdon, Tq & Dist Chandrapur 442402. Boundaries as per land revenue records.	Rs.490907/-	Rs.1268517.9/- Rupees Twelve Lac Sixty Eight Thousand Five Hundred Seventeen and Ninety Paise Rs.126851.79/- Rupees One Lac Twenty Six Thousand Eight Hundred Fifty One and Seventy Nine Paise	Authorised Officer YOGESH PATIL Contact Number 9371154748 E-Mail ID YOGESH15.PATIL@AXISBANK.COM

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 C India Private Limited at their web portal <https://www.bankauctions.com>

The auction will be conducted online through the Bank's approved service provider M/S C India Private Limited at their web portal <https://www.bankauctions.com>. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, if any.

For any other assistance, the intending bidders may contact authorized officers During Office Hours, The bid is not transferable.

Bid Incremental Amount is Rs. 10,000/- (Rupees Ten Thousand Only) For Each Account.

VENUE For Bid Submission: Axis Bank Ltd., Loan Centre, 1st floor, Vimaco Tower, Bus Stand Road, Near Osmania Masjid, Amravati 444 601.

Axis bank Ltd., Retail Asset Center, M.G. House, Ground floor, Beside Board Office, Civil Line, Nagpur - 440001

Inspection will be subject to the prior Appointment

Date: 09.02.2026

Place: Nagpur sd/- Authorised Officer,
Axis Bank Ltd.