

**AXIS BANK LIMITED** (CIN: L65110GJ1993PLC020769)

Structured Assets Group, Corporate Office, "Axis House", C-2, 7th Floor, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.  
Tel: +91 22 24255719, Mob.-9969460478, www.axisbank.com  
Registered Office: "Trishul", 3<sup>rd</sup> Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006

**PUBLIC NOTICE FOR SALE/E-AUCTION**

As per Appendix IV-A read with rule 8(6) of the Security Interest (Enforcement) Rules, 2002

E-Auction Sale Notice for Sale of the Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002) read with the Security Interest (Enforcement) Rules, 2002 (SARFAESI Rules)

Notice is hereby given to the public in general and in particular to the Borrower i.e. M/s Shifa Medical & General Stores and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. Mr. Narayanbhai M Prajapati, Mrs. Dipti Pandya, Mrs. Chandrika N Prajapati, Mr. Nitin Prajapati, Mr. Ashwin Pandya and Mr. Pravinkumar Prajapati that the below described immovable properties mortgaged/charged to Axis Bank Ltd. i.e. the Secured Creditor, the physical possession of which have been taken by (as per details below):

Property Location	Possession Taken by	Remarks	Date
Palghar	Ld. Mandal Adhikari, Palghar	Pursuant to the order dated 20th October 2021 passed by Hon'ble District Magistrate, Palghar in Case No. 32/ 2021 in terms of powers vested in District Magistrate, Palghar under the provisions of Section 14 of the SARFAESI Act read with the Said Rules	16 <sup>th</sup> March 2022
Bhayander	Hon'ble Addl. Tehsildar, Mira-Bhayander	Pursuant to the order dated 24th February 2021 passed by Additional District Magistrate, Thane in Case No. SA/21/2021 in terms of powers vested in Hon'ble Additional District Magistrate, Thane under the provisions of Section 14 of the SARFAESI Act read with the Said Rules	30 <sup>th</sup> August 2022

and handed it over to the Authorised Officer of Axis Bank Limited (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 July 28, 2023, at 2.00PM. to 3:00 PM** for recovery of Rs.1,97,75,276.76/- (Rupees One Crore Ninety Seven Lakh Seventy Five Thousand Two Hundred and Seventy Six and Paise Seventy Six only) as on 15.12.2019 along with further interest thereon at the contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. less any recovery made till date, due to the Secured Creditor from the Borrower / Guarantor(s) / Mortgagor(s) / Owner(s) mentioned hereinabove for various facilities enjoyed by the Borrower. The details of Reserve Price and Earnest Money Deposit of the immovable property are given below.

DESCRIPTION OF PROPERTY	RESERVE PRICE (in RS.)	EARNEST MONEY DEPOSIT (EMD)
All the Residential Flat No. 203 on the Second floor admeasuring 33.01 square metres (Built-	9,00,000/-	90,000/-

Up Area) or thereabouts in the "B" Wing of the "YASH PARK" constructed on the Plot of Land bearing Survey No. 29, Plot No. 47 to 50 situate, lying and being at Village Vevoor, Taluka Palghar, District Thane within the limits of Palghar Nagar Parishad in the Registration Sub-District of Palghar and District of Palghar Nagar Parishad belonging to Mrs. Chandrika N Prajapati and Mr. Nitin N Prajapati		
Residential Flat no. 308 on the Third floor admeasuring 335 square feet (Built –up area) in the Building known as "Bhavani Jyot Tower Co- Operative Housing Society Ltd." Constructed on the plot of land bearing old survey no. 152 (PT) & 153/4, 5, New survey no. 27/(P) & 28/4, 5 situated at Chandan Park, Bhayandar (East), lying and being at Village Khari, Taluka & District Thane within the jurisdiction of Mira Bhayandar Municipal Corporation Bhayandar belonging to Mr. Nitin N Prajapati	31,50,000/-	3,15,000/-

Auction ID	Flat No.203, Palghar: 274482 Flat No.308, Bhayander: 274483
Last date for submission of bid and EMD Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted <b>on or before July 27, 2023</b> at the following address :- Mr. Jayesh Gharat, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Land line No.: +91 22 24255719 Mob: +91 9969460478
Inspection of Property	With prior permission of the Authorised Officer Palghar: July 21, 2023 between 12.00 noon to 1.00 pm Bhayander: July 24, 2023 between 3.00 PM to 4.00 pm
Date and time of e-auction	<b>July 28, 2023 between 02.00 P.M. to 3.00 p.m.</b> with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs.25,000/ - (Rupees Twenty Five Thousand Only)

Encumbrance known to the Secured Creditor: No known encumbrances

The Borrower/Guarantor(s)/Mortgagor(s) attention is invited to provisions of sub-section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

This notice should be considered as notice to the Borrowers /Guarantors / Mortgagors under Rule 8 & 9 of The Security Interest (Enforcement) Rules, 2002.

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

**Date: July 12, 2023**  
**Place: Mumbai**

Sd/-  
Authorised Officer  
Axis Bank Ltd.

