



Retail Lending and Payment Group (Local Office/Branch): Axis Bank Ltd, # 45 Prestige Libra, 1st Floor, Regional Passport Office, Near: Urvashi Theatre, Lalbagh Road, Lalbagh, Bangalore – 560 027.

Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.

Registered Office: “Trishul”, 3rd Floor Opp. Samartheshwar Temple Law Garden, Ellisbridge, Ahmedabad – 380006.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Public-Auction Sale 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 Sub Rule (6) of the Security Interest (Enforcement) (Amendment) Rules, 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 of which has been taken by the Authorized Officer of Secured Creditor will be sold on “As is where is”, “As is what is” and “Whatever there is” on 7th Dec 2022 for recovery of **Rs. 27,19,063/- (Rupees Twenty Seven Lakhs Nineteen Thousand Sixty Three Only) dues as on 20-Apr-2021** with future interest and costs due to the secured creditor from **1. Mr. Ajit Pal Singh (Applicant) and 2. Mr. Navdeep Kaur (Co-Applicant) in Loan No. PHR000901064930.** Please refer the appended auction schedule for necessary details: -

KNOWN ENCUMBRANCES (IF ANY)	Not known to the secured creditor. The unpaid charges towards electricity, maintenance, Tax etc. if any, as applicable
RESERVE PRICE (IN RS.)	Rs. 27,37,468/- (Rupees Twenty Seven Lakhs Thirty Seven Thousand Four Hundred and Sixty Eight Only)
EARNEST MONEY DEPOSIT (IN RS.)	Rs. 2,73,746/- (Rupees Two Lakhs Seventy Three Thousand Seven Hundred and Forty Six Only) through DD/PO in favor of ‘Axis Bank Ltd.’ payable at Bangalore.
BID INCREMENTAL AMOUNT	Rs. 20,000/- (Rs. Twenty Thousand Only)
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS / TENDER WITH EMD	Till 6th Dec 2022 latest by 04:00 P.M. at Axis Bank Ltd, # 45 Prestige Libra, 1st Floor, Regional Passport Office, Near: Urvashi Theatre, Lalbagh Road, Lalbagh, Bangalore – 560 027, Addressed to Mr. Samiulla Hussaini.
DATE, TIME, AND VENUE FOR PUBLIC E-AUCTION	On 7th Dec 2022 , between 11.00 A.M and 12.00 Noon with unlimited extensions of 5 minutes each at web portal https://www.bankeauctions.com e-auction tender documents containing e-auction bid form, declaration etc., are available on the website of the Service Provider as mentioned above

DETAILS OF MORTGAGED PROPERTY

SCHEDULE “A”

All that piece and parcel of residentially converted land comprised of Survey nos. 30 (7 acres 24.5 Guntas) 31 (6 Acres 25.5 Guntas), 32 (9 acres 02 guntas) 33 (9 Acres 37.25 Guntas) 34 (6 acres 0.5 Guntas) and 161 (2 Acres) of Kadatanamale Vilage, Hesaragatta hobli, Bangalore North taluk Bangalore in all measuring 41 Acres 9.75 Guntas (i.e 17,96,576.51 Sq.ft) (which includes the land relinquished to an extent of 10 acres 28.68 gunats (i.e 466843.94 Sq.ft) in favour of member secretary, BIAAPA, in compliance with the requirements of sanction plan and an area of 24,193.40 Sq.ft reserved for locating electrical Sub-station or Yard) and the entire property is bounded as follows:

East By: Land in Survey no.160, Doddabalapur Road, Land in Survey no’s 162, 163, 164, 40 and 41;

West By: Land in Survey No. s 41, 29, 30/7(P), 31/4(P), 31/3/P, 31/2(P), 31/1(P) 34/2(P), 34/1(P);

North: Land in Survey No’s 37, 38 and 160

South by: Land in Survey No’s 41 and 29

Schedule –B
(Property Conveyed under this deed)

All undivided 0.0239% (Zero Point Zero Two Three Nine Percent) Share (Equivalent to 312.47 Square Feet) in the land measuring 106611.05 square feet being the land apportioned to the residential development forming part of Schedule “A” property.

SCHEDULE –C
(Description of the Apartment)

A three bedroom Apartment bearing No. 501(Property No. 150200202500221807) on the fifth floor in block/Wing “G10” of the residential apartment complex known as “PROVIDENT WELWORTH CITY” constructed on the schedule “A” property, having a carpet area of 783.62 Sq.ft (which is inclusive of balconies and utility space) or a plinth /built up area of 878.13 Sq.feet (which is inclusive of balconies, utility spaces and walls of the apartment) and proportionate common area of 196.87 square feet together with an exclusive right to use the limited common facility of one stilt car parking facility to be allotted separately.

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 C1 India Private Limited at their web portal <https://www.bankeauctions.com>

The auction will be conducted online through the Bank’s approved service provider M/s.C1 India Private Limited at their web portal <https://www.bankeauctions.com>.

For any other assistance, the intending bidders may contact Mr. Samiulla Hussaini at Axis Bank Ltd, # 45 Prestige Libra, 1st Floor, Regional Passport Office, Near: Urvashi Theatre, Lalbagh Road, Lalbagh, Bangalore – 560 027 (Mobile No. 919886703591 Email ID: samiulla.hussaini@axisbank.com) during office hours from 9:30 AM to 4:00 PM.

This Notice should be considered as 30 Days’ Notice to the Borrowers/Co-borrowers/Guarantors under Rule 8 Sub Rule (6) of the Security Interest (Enforcement) (Amendment) Rules, 2002.

Date: 04.11.2022
Place: Bangalore

Authorized Officer

To, Mr. Ajit Pal Singh 903 Chelsea Hiranandani Estate Gb Road, Thane Arcadia Market, Thane Maharashtra 400607. (Borrower /Mortgager) Also at Mr. Ajit Pal Singh Working as Customer Care Leader, Perking Elmer India Pvt Ltd, 8th Floor, G Corp Tech Park, Kasaevadavli ,G B Road, Near Hyper City Mall 400615 Thane Maharashtra. (Applicant/Mortgagor) Also at, Mr. Ajit Pal Singh Aged about 39 years, S/o Mr. Preetpaul Singh Chadha, Block E-1, Pocket 6, Flat No.48, Sector 15, Rohini, Delhi- 110089	To, Mrs. Navdeep Kaur, 903 Chelsea Hiranandani Estate Gb Road, Thane Arcadia Markekt Thane Maharashtra 400607 (Co-Applicant/Mortgagor) Also At, Mrs. NAVDEEP KAUR, W/o Ajit Pal Singh , Block E-1, Pocket 6, Flat No.48, Sector 15, Rohini, Delhi- 110089 (Co-Applicant/Mortgagor)
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