

AXIS BANK LTD.
STRUCTURED ASSETS GROUP, PLOT I-14, TOWER 4, 4th FLOOR, SECTOR 128, NOIDA (U.P.)-201304
E-AUCTION SALE NOTICE

Whereas, the Authorized Officer of Axis Bank Limited (hereinafter referred to as "**the Bank**") under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "**SARFAESI Act**") and in exercise of powers conferred under section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand notice respectively under Section 13(2) of the SARFAESI Act calling upon the below-mentioned Borrowers / Guarantor (s) / Mortgagors (s) to repay the amount mentioned in the said respective notice being the amount due together with further interest thereon at the contractual rate plus all costs, charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Borrowers / Guarantor (s) / Mortgagors (s) having failed to repay the below-mentioned amount within the specified period, the Authorized Officer of the bank has taken physical possession of the secured property/asset mentioned below in exercise of powers conferred under section 13 (4) of the SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which are proposed to be sold by way of **e-auction** on "**As Is Where Is Basis**", "**As Is What Is Basis**", "**Whatever There Is Basis**" and "**No Recourse Basis**" for realization of Bank's dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule.

Sr. No.	Name of the Borrower/ Guarantor(s)/ Mortgagor(s)	Date of Demand Notice	Description of property(s)/secured assets	Secured Debts	Reserve Price	Date & Time of E-Auction
1.	M/s Precitech Enclosures Systems Private Limited (Borrower Mortgagor & Hypothecator), D-18/46A, Old Govind Pura, Chander Nagar, New Delhi-110051 and also at: Industrial Plot No. 24, Sector 7, Industrial Area, IIE Pantnagar U.S Nagar, Uttaranchal and also at Plot No. C-201, Sector 63, Phase-3, Noida Uttar Pradesh 2. Mr. Parveen Kohli (Guarantor) 3A/122. GC Grand, Vaibhav Khand, Indirapuram, Shipra Sun City, Ghaziabad, Uttar Pradesh-201014 3. Mr. Sunil Kohli (Guarantor) 3A/123. GC Grand, Vaibhav Khand, Indirapuram, Shipra Sun City, Ghaziabad, Uttar Pradesh-201014 4. Ms. Anju Kohli (Guarantor) 3A/122. GC Grand, Vaibhav Khand, Indirapuram, Shipra Sun City,	07.03.2022 and also published in two newspapers namely Business Standard (English) & Business Standard (Hindi) on 25.03.2022.	Equitable Mortgage over Land and Building constructed on Plot No. 24, Sector 7, (Khasra No. 411,412, 414), measuring 360 Sq Mtr, bounded by: East: - Plot no. 39 & 40 West: - Road North: - Plot no. 23 South: - Plot no.25 situated at village Kalyanpur (IIE Pantnagar) Tehsil Kichha, Distt. Udham Singh Nagar	Rs.4,63,66,977.48 (Rupees Four Crores Sixty-Three Lacs Sixty-Six Thousand Nine Hundred and Seventy-Seven and Paise Forty-Eight Only) being the amount due as on 31.01.2022 (this includes applied interest till 31.08.2020), less credits, if any.	Rs.1,27,98,000/- EMD: Rs 12,79,800/-	09.03.2026, between 11:30 Hrs to 12:30 Hrs

Ghaziabad, Uttar Pradesh-201014 5.Ms. Seema Kohli (Guarantor) 3A/123. GC Grand, Vaibhav Khand, Indirapuram, Shipra Sun City, Ghaziabad, Uttar Pradesh-201014 6. Mr. Sahil Kohli (Guarantor) 3A/122. GC Grand, Vaibhav Khand, Indirapuram, Shipra Sun City, Ghaziabad, Uttar Pradesh-201014 7. M/s Precitech Engineers (Guarantor & Mortgagor) Plot No. C-200, Sector 63, Phase-3, Noida Also at: D 18/46A, Old Gobind Pura, Chander Nagar, Delhi-110051					
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EMD Remittance	Demand Draft in the favour of ' Axis Bank Ltd. ' payable at Noida to be submitted on or before 07.03.2026 by 17:00 Hrs at the following address: Axis Bank Ltd, Structured Assets Group, Plot I-14, Tower 4, 4th Floor, Sector 128, Noida (U.P.)-201304 Phone No.: 0120-6210933 and Mob. No.: 9759222345/8879994525 or as may be mutually acceptable with prior discussion / permission from the Authorized Officer.
Date of Physical Possession of Property	15.05.2024
Publication Date of Physical Possession Notice	17.05.2024 in Financial Express & Jansatta
Inspection of Properties	With prior intimation to the Authorised Officer (Mob. No. +91-9759222345; Puneet.Praakash@axisbank.com) between 11.00 Hrs to 17:30 Hrs on any working day between 19.02.2026 to 28.02.2026 .
Date and time of e-auction	09.03.2026, between 11:30 Hrs to 12:30 Hrs with unlimited extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs.50,000 / - (Rupees Fifty Thousand Only) & in such Multiples
Encumbrances Known to the Bank	Not Known

Note: The borrower/guarantors/mortgagors are given 15 days' Notice to repay the total dues with further interest and other charges within 15 days from the date of Publication of this Notice as per provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rule 2002, failing which the properties shall be sold as per schedule mentioned in this Notice.

For any query Contact No: Puneet.Praakash@axisbank.com , n.bapiraju@axisbank.com ; RecoveryCell.North@axisbank.com

Terms & Conditions: -

1. The properties will be sold by e-auction through bank approved service provider M/s e-procurement Technologies Ltd. (AuctionTiger) Ahmedabad under the supervision of the Bank's Authorized officer in conducting the online auction.
2. Bidding would be only through "Online Electronic Bidding" process through Auction sale the website <https://axisbank.auctiontiger.net/> also on AuctionTiger mobile app on dates mentioned above with unlimited auto extension of 5 minute each.
3. Sale is strictly subject to the terms & conditions incorporated in this notice and the prescribed Tender Document. The Tender Document describing the terms & conditions of sale forming part of this sale notice may be downloaded from the e-Auction website or may be collected

from at the above-mentioned address with prior intimation to the **Authorised Officer from 19.02.2026 to 28.02.2026 in between 11:00 Hrs to 17:30 Hrs, except on Saturday, Sunday and Bank Holidays.**

4. Inspection of the property will be offered on a mutually agreed date and time. Inspection of relevant documents available with the Bank will be offered with prior appointment.
5. The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of 'Axis Bank Ltd.' payable at Noida at the address mentioned above latest **by 07.03.2026 17:00 Hrs.** The intending purchaser shall also submit along with the offer (i) Full name of the bidder (ii) Copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Address proof. Full name of the bidder, Address & Contact No. & E-mail ID should be mentioned at the back of the demand draft (EMD). Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
Detail of bidder (KYC documents i.e. photo ID proof, PAN Card and address proof & E-mail ID) in a sealed envelope and EMD is to be Submitted to Bank Office address at Structured Assets Group, Plot I-14, Tower 4, 4th Floor, Sector 128, Noida (U.P.)-201304.
Please note that interested purchasers shall be permitted to participate and bid in the e-auction only if EMD amount has been received by the Bank along with the documents and in the manner mentioned in point 5 hereinabove.
6. **After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD.**
7. Eligible bidders who have duly complied with requirements in point 5 hereinabove shall be contacted and provided with User ID and Password for participating and submitting bids in the e-auction portal. Sealed Bids can be submitted online through the portal in the format available at <https://axisbank.auctiontiger.net/>
8. Please note that intending bidders may avail training for online bidding from M/ s. eProcurement Technologies. Ltd., A-801, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat.: 079-40230 810/811/804/; Contact Persons: Ram Sharma on Mobile Nos: 8000023297 Help Line Number 9265562821/ 9265562818
email: ramprasad@auctiontiger.net / support@auctiontiger.net.
9. Auction will be conducted online on the website <https://axisbank.auctiontiger.net> **on 09.03.2026, between 11:30 Hrs to 12:30 Hrs** with **auto-extension of five minutes** each in the event of bids placed in the last five minutes. The bidder(s) may improve his/their offer(s) by way of inter say bidding among the bidders. The inter se bidding shall commence at the amount of highest bid received via sealed bids. The bidder may improve their offer in multiple of the amounts mentioned under the column "Bid Increment Amount". In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised Officer/ Secured Creditor.
10. The Authorised Officer reserves the right to accept or reject any/or all the offers/bids or adjourn, postpone or cancel the auction sale without assigning any reason thereof.
11. The unsuccessful bidders may contact the Authorised Officer of the Bank to collect the EMD amount which will be returned without interest to them in due course of time from the date of the auction.
12. The Successful Purchaser(s) shall deposit 25% of the amount of sale price, after adjusting the EMD already paid, immediately i.e. on the same day or next working day, failing which the EMD shall be forfeited without any prior notice. The balance 75% of the sale price is payable within fifteen days from the date of confirmation of sale by the Authorised Officer or such extended period [as may be agreed between the Successful Purchaser and the Bank, in any case not exceeding 3 months]. In case of failure to deposit the balance amount within the prescribed period mentioned above, same shall be dealt in accordance with the terms of the tender document.
13. The Borrower/Guarantor/Mortgagor are hereby put to notice in terms of rule 6(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice, in case the amount outstanding as per the demand notice mentioned above is not fully repaid.
14. All charges for conveyance, stamp duty, registration charges and all taxes etc., as applicable shall be borne by the successful bidder only. Any Statutory and other dues payable and due on the property including but not limited to the society dues shall have to be borne by the

Purchaser. The person(s) interested shall make his/their own independent enquiries as to the title of the property and all dues/claims against the property.

15. The successful bidder should bear the charges/fees payable for conveyance such as Stamp Duty Registration Fees, incidental expenses etc. as applicable as per law.
16. Nothing in this notice constitutes or will be deemed to constitute any commitment or representation on the part of the Bank to sell the above property/ies. Bank / Authorized Officer reserves the right to cancel the sale for any reason it may deem fit or even without assigning any reason and such cancellation shall not be called in question by the bidders.
17. In addition to the sale consideration, it shall be the responsibility of the successful bidder to pay all applicable taxes, levies & duties, and bank shall not take any responsibility for the same.
18. This publication is also FIFTEEN DAY'S notice to the above borrowers /guarantors /mortgagors to the advance.
19. Encumbrances, if any other than Bank's loan and mentioned above are not known to Bank.
20. In case the sale/auction is postponed/failed for want of bid(s) of an amount not less than reserve price, the Bank reserves the right to bid and acquire the property in accordance with Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
21. Sale Certificate under SARFAESI Act shall be executed in favour of the successful purchaser only after the payment of the entire bid amount and other charges if any.
22. Special instruction & caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Axis bank nor the service provider will be responsible for any lapses/failure (internet failure, power failure etc.) on the part of the vendor in such cases. In order to ward off such contingent situation, the bidders are requested to make all the necessary arrangements/alternatives such as back –up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Note: The Authorized officer reserves the right to accept or reject any bid or bids or to postpone or cancel the sale/auction without assigning any reason thereof.

Date: 17.02.2026

Place: Pantnagar (Udham Singh Nagar)

Authorized Officer, (Axis Bank Ltd.)