

	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", 3rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006	International						
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 Dhruv Wellness Limited and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. Mr. Pravinkumar Narayan Prajapati, Mr. Nitin N Prajapati and Mrs. Anita Pravinkumar Prajapati that the below described immovable property mortgaged/charged to Axis Bank Ltd. i.e. the Secured Creditor, the Hon'ble Mamlatdar, Dahegam has taken possession of the immovable property described herein below and handed it over to the Authorised Officer of Axis Bank Limited pursuant to the order dated 22nd March 2022 passed by Hon'ble District Magistrate, Gandhinagar in Case No. 28/SA/2021 in terms of powers vested in Hon'ble District Magistrate, Gandhinagar under the provisions of Section 14 of the Said Act read with the Said Rules on September 13, 2022., 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 03.00PM to 4.00PM for recovery of Rs.9,98,75,095.15 (Rupees Nine Crore Ninety Eight Lakh Seventy Five Thousand and Ninety Five and Paise Fifteen) being the amount due as on 31.05.2020 together with further interest w.e.f 01.06.2020 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 Principal Borrower, M/s Dhruv Wellness Limited and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. Mr. Pravinkumar Narayan Prajapati, Mr. Nitin N Prajapati and Mrs. Anita Pravinkumar Prajapati for the below mentioned property for various facilities enjoyed by the Borrower. The details of Reserve Price and Earnest Money Deposit of the immovable property are given below. <table><tr><th>DESCRIPTION OF PROPERTY</th><th>RESERVE PRICE (in Rs.)</th><th>EARNEST MONEY DEPOSIT (EMD in Rs.)</th></tr><tr><td>Land for Industrial purpose bearing Block/ Survey no. 958 admeasuring 4957 Sq. Mtrs of Village – Lavad, Taluka – Dahegam, within District Gandhinagar and Registration Sub District of Gandhinagar, standing in the name of Mrs. Anita Pravinbhai Prajapati which is bounded as under East: Sampa - Lavad Road; West: Land of Navaisinh; North: Land of Bhikhabhai Prajapati; South: Land of Ranchhodbhai Prajapati.</td><td>1,90,00,000/-</td><td>19,00,000/-</td></tr></table>			DESCRIPTION OF PROPERTY	RESERVE PRICE (in Rs.)	EARNEST MONEY DEPOSIT (EMD in Rs.)	Land for Industrial purpose bearing Block/ Survey no. 958 admeasuring 4957 Sq. Mtrs of Village – Lavad, Taluka – Dahegam, within District Gandhinagar and Registration Sub District of Gandhinagar, standing in the name of Mrs. Anita Pravinbhai Prajapati which is bounded as under East: Sampa - Lavad Road; West: Land of Navaisinh; North: Land of Bhikhabhai Prajapati; South: Land of Ranchhodbhai Prajapati.	1,90,00,000/-	19,00,000/-
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Auction ID	274487							
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 on or before July 27, 2023 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	July 25, 2023 between 2.00 PM to 3.00 PM only with prior appointment
Date and time of e-auction	July 28 2023 between 3.00PM to 4.00PM with auto-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)

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.