

	AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769) Structured Assets Group, Corporate Office, "Axis House", C-2, 7th Floor, Wadia 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 physical possession of which have been taken by Ld Assistant Registrar, Borivali Centre of Courts, Mumbai and handed it over to the Authorised Officer of Axis Bank Limited (Secured Creditor) pursuant to the order dated 20th December 2021 passed by Hon'ble Chief Metropolitan Magistrate, Esplanade, Mumbai in Case No. 283/SA/2021 in terms of powers vested in Chief Metropolitan Magistrate, Mumbai under the provisions of Section 14 of the SARFAESI Act read with the SARFAESI Rules on 2nd July 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 11 a.m. to 12 noon 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>Residential Flat No. 101 admeasuring 248 square feet built up area (owned by Shri. Pravinkumar N. Prajapati and Smt. Anita P Prajapati) and Residential Flat No. 102 admeasuring 248 square feet built up area (owned by Shri Pravin Narayanbhai Prajapati) on the 1st Floor, of Building No 1, known as "Royal Apartments" at Kasam Baug, Jai Bhavani Lane, Malad (E), Mumbai – 400 097, constructed on all piece or parcel of land out of C.T.S. No. 386(pt) of Village Malad, Taluka Borivali within the Registration District and Sub-District known as Mumbai Suburban Districts</td><td>68,00,000/-</td><td>6,80,000/-</td></tr></table>			DESCRIPTION OF PROPERTY	RESERVE PRICE (in Rs.)	EARNEST MONEY DEPOSIT (EMD in Rs.)	Residential Flat No. 101 admeasuring 248 square feet built up area (owned by Shri. Pravinkumar N. Prajapati and Smt. Anita P Prajapati) and Residential Flat No. 102 admeasuring 248 square feet built up area (owned by Shri Pravin Narayanbhai Prajapati) on the 1st Floor, of Building No 1, known as "Royal Apartments" at Kasam Baug, Jai Bhavani Lane, Malad (E), Mumbai – 400 097, constructed on all piece or parcel of land out of C.T.S. No. 386(pt) of Village Malad, Taluka Borivali within the Registration District and Sub-District known as Mumbai Suburban Districts	68,00,000/-	6,80,000/-
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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 2.00PM to 3.00PM Noon only with prior appointment
Date and time of e-auction	July 28, 2023 between 11.00 a.m. to 12.00 noon 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.