



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 13th Feb 2023 for recovery of Rs.77,51,680.00/- (Rupees Seventy Six lakhs seventy five thousand six hundred and sixty two Only) dues as on 20.04.2021 in loan account No. PHR051400972964 and Rs.58,56,275 (Rupees Fifty-eight lakhs fifty-six thousand two hundred and seventy five only) in loan account no. PHR051401313185 in total Rs.1,36,07,955/- (Rupees One Crore thirty-Six lakhs seven thousand nine fifty five only) with future interest and costs due to the secured creditor from 1. Mr. Sandeep Acharya (Borrower) and 2. Mrs. Deepa Rao (Co-borrower). 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.)	<i>Item 1.</i> Rs.1,34,04,589 /- (Rupees one crore thirty-four lakhs four thousand five hundred and eighty-nine Only). <i>Item 2.</i> Rs.1,31,10,657 /- (Rupees one crore thirty-one lakhs ten thousand six hundred and fifty seven only)
EARNEST MONEY DEPOSIT (IN RS.)	<i>Item 1.</i> 13,40,458 (Rupees thirteen lakhs forty thousand four hundred and fifty-eight) through DD/PO in favor of 'Axis Bank Ltd.' payable at Bangalore. <i>Item 2.</i> Rs.11,31,065 (Rupees eleven lakhs thirty-one thousand sixty-five only) through DD/PO in favor of 'Axis Bank Ltd.' payable at Bangalore.
BID INCREMENTAL AMOUNT	<i>Item 1.</i> Rs. 20,000/- (Rs. Twenty Thousand Only) <i>Item 2.</i> Rs. 20,000/- (Rs. Twenty Thousand Only)
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS / TENDER WITH EMD	Till 10 th Feb. 2023 latest by 04:00 P.M. at Axis Bank Ltd, # 45 Prestige Libra, 1 st Floor, Regional Passport Office, Near: Urvashi Theatre, Lalbagh Road, Lalbagh,

	Bangalore – 560 027, Addressed to Mr. Shaik. Azuruddin
DATE, TIME, AND VENUE FOR PUBLIC E-AUCTION	On 13th Feb. 2023 , 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 PROPERTIES

ITEM No.1

(SCHEDULE-A)

All that piece and Parcel of the property bearing Old No. 17, New Municipal No. 35, Close Road, Frazer Town, Bengaluru, measuring 20186.25 Sq. Feet and bounded on:

East : Property bearing No.36

West : Property bearing No.34

North : Temple Property

South : Close Road.

(SCHEDULE - B - PROPERTY)

Proportionate undivided interest of 03.58 % in Schedule-A property equivalent to 722.67 Sq. Ft.

(SCHEDULE - C - PROPERTY)

Apartment bearing No.303, situated in the Third Floor in the building known as “RAHEJA REGENT” constructed on Schedule-A property bearing BBMP P.I.D No. 91-80-35/17 and New P.I.D No. 078-W0116-62-7, constructed in the year 2000 with RCC Roofing, brick and Cement walls, Mosaic tile flooring, Teak Wood Main Door, and remaining salwood doors and Aluminum frame windows and having a private terrace along with one care parking in basement bearing No. M-019 as identified in the relevant blue print. Measuring 1315 Sq. Ft. of super built up area and a Private Exclusive Terrace Area admeasuring 840 Sq. Ft.

DETAILS OF MORTGAGED PROPERTIES

ITEM No.2

(SCHEDULE-A)

All that piece and Parcel of the property bearing Old No. 17, New Municipal No.35, Close Road, Frazer Town, Bengaluru, measuring 20186.25 Sq Ft and bounded on:

East : Property bearing No. 36

West : Property bearing No. 34

North : Temple Property

South : Close Road.

(SCHEDULE - B - PROPERTY)

Undivided 4.26 % in the Schedule-A property equivalent to 859.93 Sq. Ft.

(SCHEDULE - C - PROPERTY)

Furnished Apartment bearing No. 006, situated in the ground floor in the building known as “ RAHEJA REGENT” constructed in Schedule-A property having Municipal No. 35/5, BBMP Old PID NO. 91-80-35/5 and New PID No. 078-W0194-58-5, constructed in the year 2000 with RCC Roofing, Teak Main door, Sal Wood doors and aluminum frame windows Vitreous Tile flooring, all electrical fittings, Household and kitchen appliances, wooden furniture, wardrobes and Appurtenances along with one Car Park No. M-06 in the basement floor. Measuring 1565 Sq. Ft.

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. Shaik.Azuruddin at Axis Bank Ltd, # 45 Prestige Libra, 1st Floor, Regional Passport Office, Near: Urvashi Theatre, Lalbagh Road, Lalbagh, Bangalore – 560 027 (Mobile No. +91 7330999018 Email ID: shaik.azuruddin@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: 12.01.2023

Place: Bangalore

Authorized Officer

To, 1.Mr. SANDEEP ACHARYA (BORROWER) No.293 HAL 2ND STAGE INDIRANAGAR, BANGALORE -560038 BANGALORE KARNATAKA 560038 INDIA. AND ALSO: FLAT NO. 303, 3RD FLOOR RAHEJA REGENT BEARING NO. 35/17 COLES ROAD FRAZER TOWN PULAKESHINAGAR BANGALORE- 560005. AND ALSO: FLAT No.006 GROUND FLOOR RAHEJA REGENTPID No. 91-80-35/5 COLES ROAD FRAZER TOWN PULAKESHINAGAR BANGALORE- 560005	To, 2.Mrs. DEEPA RAO (C0-Borrower) No.293 HAL 2ND STAGE INDIRANAGAR, BANGALORE - 560038 BANGALORE KARNATAKA 560038 INDIA. AND ALSO FLAT NO. 303, 3RD FLOOR RAHEJA REGENT BEARING NO. 35/17 COLES ROAD FRAZER TOWN PULAKESHINAGAR BANGALORE- 560005. AND ALSO: FLAT No. 006 GROUND FLOOR RAHEJA REGENTPID No. 91-80-35/5 COLES ROAD FRAZER TOWN PULAKESHINAGAR BANGALORE -560005
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