

**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 24255715 www.axisbank.com
 Registered Office: "Trishul", 3rd Floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge Ahmedabad – 380006

NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act 2002) read with proviso to Rule 8 (6) and Rule 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/Mortgagor i.e. M/s **Sunil Ginning Factory** and Guarantor(s) i.e. Mr. Anil Bansilal Somani, Mr. Bhikan Kashinath Mali, Mr. Zawar Rajendra Jayantilal, Mr. Vijay Sunderlal Zawar, Mr. Zawar Shailesh Sunderlal & Mr. Dnyaneshwar Mali that the below described immovable properties mortgaged/charged to Axis Bank Limited i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Limited, i.e., Secured Creditor will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" and "NO RECOURSE BASIS" on **7 October 2020**, for recovery of **Rs. 22,87,23,619/- (Rupees Twenty Two Crore Eighty Seven Lakh Twenty Three Thousand Six Hundred and Nineteen Only)** as on **31st August 2020** along with further interest at the contractual rate of interest till the date of payment, incidental expenses, other charges, costs etc. due to Axis Bank Limited from Borrower i.e. M/s **Sunil Ginning Factory** being Borrower/Mortgagor and Guarantor(s) i.e. Mr. Anil Bansilal Somani, Mr. Bhikan Kashinath Mali, Mr. Zawar Rajendra Jayantilal, Mr. Vijay Sunderlal Zawar, Mr. Zawar Shailesh Sunderlal & Mr. Dnyaneshwar Mali being the Guarantors / Mortgagors respectively.

The description of property, reserve price and the earnest money deposit will be as follows;

Sr. No.	DESCRIPTION OF PROPERTY	COMBINED RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)												
1.	<p>Property situated at Non Agricultural Land under Gat No. 535/1 admeasuring 26070.08 sq. mtrs. at Kasoda, Tq. Erandol, Dist. Jalgaon owned and possessed by M/s. Sunil Ginning Factory through its partners 1) Mr. Anil Bansilal Somani 2) Mr. Bhikan Kashinath Mali, 3) Mr. Zawar Shailesh Sunderlal 4) Mr. Vijay Sunderlal Zawar & 5) Mr. Zawar Rajendra Jayantilal all r/o Paladhi, Khurd Tq. Dharangoan, Dist. Jalgaon and bounded by:</p> <table border="1"> <tr> <td>On or towards the East</td> <td>:</td> <td>By Gat No 535/2</td> <td>On or towards the South</td> <td>:</td> <td>By Gat No 504</td> </tr> <tr> <td>On or towards the West</td> <td>:</td> <td>By Gat No 534</td> <td>On or towards the North</td> <td>:</td> <td>By Road</td> </tr> </table> <p>With buildings constructed thereon along with</p>	On or towards the East	:	By Gat No 535/2	On or towards the South	:	By Gat No 504	On or towards the West	:	By Gat No 534	On or towards the North	:	By Road	<p>Rs. 2,92,00,000.00 (Rupees Two Crore Ninety Two Lakh Only)</p>	<p>Rs. 30,00,000.00 (Rupees Thirty Lakh Only)</p>
On or towards the East	:	By Gat No 535/2	On or towards the South	:	By Gat No 504										
On or towards the West	:	By Gat No 534	On or towards the North	:	By Road										

	other assets such as furniture and fixtures, equipments, machinery – fixed and movable, structures and any other assets situated thereon.														
2.	<p>Property situated at Land under Gat No. 535/2 admeasuring 0.81 H.R. at Kasoda, Tq. Erandol, Dist. Jalgaon owned and possessed by M/s. Sunil Ginning Factory through its partners 1) Mr. Anil Bansilal Somani 2) Mr. Bhikan Kashinath Mali, 3) Mr. Zavar Shailesh Sunderlal 4) Mr. Vijay Sunderlal Zavar & 5) Mr. Zavar Rajendra Jayantilal all r/o Paladhi, Khurd Tq. Dharangoan, Dist. Jalgaon and bounded by:</p> <table border="1"> <tr> <td>On or towards the East</td> <td>:</td> <td>By Gat No 533</td> <td>On or towards the South</td> <td>:</td> <td>By Gat No 504</td> </tr> <tr> <td>On or towards the West</td> <td>:</td> <td>By Gat No 535/1</td> <td>On or towards the North</td> <td>:</td> <td>Gat No. 500</td> </tr> </table>	On or towards the East	:	By Gat No 533	On or towards the South	:	By Gat No 504	On or towards the West	:	By Gat No 535/1	On or towards the North	:	Gat No. 500		
On or towards the East	:	By Gat No 533	On or towards the South	:	By Gat No 504										
On or towards the West	:	By Gat No 535/1	On or towards the North	:	Gat No. 500										

Physical possession of the above mentioned property No.1 is taken by the Tahsildar Erandol through Mandal Adhikari Kasoda on 27th March 2018 in accordance with order dated 18th December 2017 passed by the District Magistrate, Jalgaon under section 14 of the SARFAESI Act, 2002 and handed over the physical possession to the undersigned being Authorised Office of Axis Bank Limited.

Physical possession of the above mentioned property No.2 is taken by the undersigned being the Authorised Officer of Axis Bank Ltd. on 19th September 2018 as per provisions of the SARFAESI Act, 2002.

The online bids shall be submitted as per schedule given below:

(Rs. lakh)

EMD Remittance	<p>Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai , to be submitted on or before 5 October 2020 by 5:00 p.m. at either of the following address :-</p> <p>Mumbai – Mr. Harshwardhan Kadam, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Land line No.: +91 22 24255715 Mob: +91 9819058003</p> <p>Jalgaon- Axis Bank Ltd. Jalgaon Branch, Patel Plaza, C.S. No. 2683, A1-17, M. G. Road, Jalgaon, Maharashtra – 425001. Contact person – Mr. Pankaj Gorhe - Ph: 7798099944</p>
Inspection of Property	<p>For inspection, please contact Mr. Ishwar More (Black Cat Infra Investments) on the following number for the same: Ph: +91 9823649999.</p>

Date and time of e-auction	7 October 2020 between 2.00 p.m. to 3.00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes.
Bid Increment Amount	Rs.2,00,000/- (Rupees Two Lakh Only)
Encumbrances	<p>1. Axis Bank Ltd. had filed an Original Application No. 454 of 2017 ("OA") against the borrower, mortgagors and guarantors for recovery of outstanding dues in Hon'ble Debts Recovery Tribunal, Aurangabad. The said OA is pending for adjudication.</p> <p>2. NA Land Revenue Arrears on Sy No. 535 for Rs. 1,53,900 by Talathi Kasoda/Bambhori Khurd, Taluka Erandol, Dist. Jalgaon</p> <p>3. In online 7/12 revenue extract, we observe HDFC Bank's charge for Rs. 11.55 crore and Janta Jalgaon Sahakari Bank's charge for Rs. 13.23 crore. This charge according to us is has been erroneously depicted in the 7/12 records and action is being taken by the bank for removal of the same. As per our records, Axis bank has sole charge over the subject property</p>

Terms & Conditions

1. The secured assets will be sold by e-auction through Bank's approved service provider i.e. M/s e-Procurement Technologies Ltd. (auction tiger) who are assisting the Authorised Officer in conducting the online auction.
2. 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 <https://axisbank.auctiontiger.net>.
3. For inspection of the property, please contact Mr. Ishwar More (Black Cat Infra Investments) on +91 9823649999. Inspection shall be provided with prior appointment only.
4. The intending purchasers shall submit the EMD amount mentioned hereinabove via Demand Draft in favour of 'Axis Bank Ltd' payable at Mumbai at the address mentioned above latest by **5 October 2020 by 5:00 pm**. The intending purchaser shall also submit (i) full name of the bidder (ii) copy of PAN Card (iii) Active Mobile Number (iv) Email Address and (v) Address proof. (VI) Prescribed Bid Form given in the **Annexure I of the Tender Document**. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
5. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
6. 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 4 hereinabove.
7. After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD.
8. Eligible bidder who have duly complied with requirements in point 4 hereinabove shall be contacted and provided with User ID and Password for participating and submitting bids in the e-auction portal. Sealed Bids shall be submitted online through the portal in the format available at <https://axisbank.auctiontiger.net>.

9. Please note that intending bidders may avail training for online bidding from M/s. e-Procurement Technologies. Ltd., A-801, Wall Street - 2, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006, Gujarat.: Contact Person : Chintan Bhatt :9978591888, 07968136855, 6854, 6870, 6851, 6894, 9872 ; Mail id : maharashtra@Auctiontiger.net / support@auctiontiger.net / chintan.bhatt@auctiontiger.net
10. Auction will be conducted online on the website **<https://axisbank.auctiontiger.net>** on **7 October 2020 between 2.00 pm. to 3.00 pm.** 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 online 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.
11. 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.
12. The EMD shall be returned (without any interest thereon) to the unsuccessful Offeror/Bidder by the Authorised Officer / Bank in due course of time after conclusion of the auction.
13. The Successful Purchaser shall deposit 25% of the amount of sale price, after adjusting the EMD already paid, immediately i.e. on the same day or not later than 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. 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.
14. The Borrower/Guarantor/Mortgagor are hereby put to notice in terms of rule 8 (6) and rule 9 (1) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice,
15. 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.
16. The successful bidder should deduct TDS @1% on the total sale consideration under section 194IA of the Income Tax Act and deposit the same with the Income Tax authority and submit the details thereof to the bank.
17. 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.
18. 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.

19. The borrowers and the mortgagors, guarantors attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.
20. 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.
21. **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.

Date: 4 September 2020
Place: Mumbai

Sd/-
Authorised Officer
Axis Bank Ltd.