AXIS BANK LIMITED

Registered Office:- Axis Bank Limited, "Trishul", 3rd Floor, OppSamartheshwar Temple, Near Law Garden Ellisbridge, Ahmedabad-380006.

Branch Address:- Axis Bank Ltd. 5ft Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai - 400 708.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 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 (as detailed below) of which has been taken by the Authorised Officer of Secured Creditor will be sold on "As is where is", "As is what is" and "Whatever there is" and "No recourse basis" for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column;

Sr. no	Name of Borrower Mortgager	DESCRIPTION OF PROPERTY	RESERVE PRICE / EMD Price	Auction Date & Time:	OUTSTANDING DUES (IN RS.)	Contact Person Name
1	**BABUBHAI KHIMJIBHAI RAVARIA RAMILABEN BABUBHAI RAVARIYA** 801,Parth Magnus, Plot No.22, Sector.4,Sanpada, Near Gayatri Temple, Navi Mumbai,400705 **Also At** Unit No .0014, Ground Floor, D Wing "Akshar Buisiness Park" , Phase- 1, Plot No 03, Sector -25, Vashi Navi Mumbai 400703	Unit No.0014, On The Ground Floor, D.wing, In The Building Known As "Akshar Business Park", Phase.i, Situated At Plot No.03, Sector.25, Vashi, Navi Mumbai.400703. Admeasuring Area 3345.10 Sq Ft Carpet Area Admeasuring Area 3345.10 Sq Ft Carpet Area	Rs.5,89,23,500/- (Rupees Five Crore Eighty-nine Lakh Twenty-three Thousand Five Hundred Only) / Rs.5892350/- (Rupees Fifty-eight Lakh Ninety-two Thousand Three Hundred Fifty Only)	16th Jan 2026 Between 11 to 12 Pm / Last Date & Time for Bid Submission: 15th Jan 2026	6,94,73,092.00 As On Date 03-Nov-25	Authorised Officer Hareesh Gowda / Ashish Kamble Contact Number 9594597555/919773366257 E-Mail ID hareesh.gowda@axisbank.com/Ashish.Kamble@axisbank.com
2	**SHWETA PRAPHUL LOHAR PRAPHUL DIGAMBAR LOHAR** Flat No 3 Wing B Shankar Height Phase 2 Ground Floor Nr Father Angel School Ambernath Thane Thane Maharashtra 421501 India **Also At** Flat No 107 R-5 Panvelkar Regency Chinchpada Nr Father Angel School Ambernath West Thane Maharashtra 421505 India **Also At** Flat No 01 02 And 03 Ground Floor B Wing,Shankar Height Phase Ii Chsl Vill Kohoj,Khuntavali Ambernath West Thane,Thane,421,501	Flat No 01 02 And 03 Ground Floor B Wing,Shankar Height Phase Ii Chsl Vill Kohoj,Khuntavali Ambernath West Thane,Thane,421,501 Sq Ft 424 Area	Rs.6000000/- (Rupees Sixty Lakh Only) / Rs.600000/- (Rupees Six Lakh Only)	30th Dec 2025 Between 11 to 12 Pm / Last Date & Time for Bid Submission: 29th Dec 2025	1,54,40,614.00 As On Date 03-Nov-25	Authorised Officer Hareesh Gowda / Ashish Kamble Contact Number 9594597555/919773366257 E-Mail ID hareesh.gowda@axisbank.com/Ashish.Kamble@axisbank.com
3	**DEVENDRA MANGALAPRASAD SINGH** Flat No 701 E Wing Dosti Vrishti Dosti Vihar Vartak Nagar Thane Thane Maharashtra 400606 India **Also At** Flat No.704,7th Floor On The Building "C" Wing,Shree Vastub At Mauje And Talthi Saja Temghar Bhiwandi,Dist Thane,Thane,421302	Flat No.704,7th Floor On The Building Popularly Known As "C" Wing,Shree Vastu On The Land Bearing Survey No Survey No 5/3(P) 5/5 And 9 / 14 Situated Lying And Being At Mauje And Talthi Saja Temghar Bhiwandi,Dist Thane,Thane,421302 Area Admeasuring 42.12 Sq Mtrs Carpet Area + In Additional To That Balcony Flowerbeds,Dry Yards	Rs.2536000/- (Rupees Twenty-five Lakh Thirty-six Thousand Only) / Rs.253600/- (Rupees Two Lakh Fifty-three Thousand Six Hundred Only)	16th Jan 2026 Between 11 to 12 Pm / Last Date & Time for Bid Submission: 15th Jan 2026	29,37,985.00 As On Date 29-Nov-25	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/919892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com
4	**KANNAIAH KUPPAIAH MUMMADI NIRAJA KANNAIAH M** E/204, Veena Serenity, Road No 3 Dolly Friends Chs Shankar Nagar Samaj Mandir Hall Shell Colony Chembur E Mumbai Maharaashtra 400071 **Also At** Flat No 404, 4th Floor, B Wing, Sophistica, Casa Bella Gold Palva City Dombivali Behind Xperia Mall Maharashtra 421 203	Flat No 404, 4th Floor B Wing Sophistica, Casa Bella Gold Palva City Dombivali Behind Xperia Mall Maharashtra 421 203 Admeasuring Carpet Area 576 Sq Ft Along With One Car Parking Space	Rs.5737750/- (Rupees Fifty-seven Lakh Thirty-seven Thousand Seven Hundred Fifty Only) / Rs.573775/- (Rupees Five Lakh Seventy-three Thousand Seven Hundred Seventy-five Only)	16th Jan 2026 Between 11 to 12 Pm / Last Date & Time for Bid Submission: 15th Jan 2026	72,77,094.00 As On Date 29-Nov-25	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/919892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com

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			five Only)			
5	**JAHID KADIR KHAN** **SARVARI KHATOON** Flat No. 201, C Wing, Govardhan Appt Char Rasta Palghar Near Fountain Hotel Palghar West - 401404 **Also At** S/O Kadir Khan, Bhudadih, Hathouj, Ballia, Uttarpradesh - 277302 **Also At** Jahid Kirana And General Store, Shop No. 02, Sadguru Appartment Valai Pada Road Santosh Bhuwan Nallasopara East - 401209 **Also At** Flat No 405, 4th Floor, A Wing, Paramount Enclave Bldg No 2, Near Harawadi Naka Palghar W - 401404	All That Pice And Parcel Of Immovable Property Being Flat No 405, 4th Floor, A Wing, Paramount Enclave Bldg No 2, Near Harawadi Naka, Land [Lying & Being Situated At Survey No 1023/7, Old Survey No 1023/1+2/24), Village Mahim Taluka & District Palghar Gram Panchyat Mahim In The Registration District - 401404. Admeasuinrg: 39.64_sq. Mtrs Carpet Area Towards East Open Plot Towards West Open Plot Towards North Haranwadi Road Towards South Open Plot	Rs.3057600/- (Rupees Thirty Lakh Fifty-seven Thousand Six Hundred Only) Rs.305760/- (Rupees Three Lakh Five Thousand Seven Hundred Sixty Only)	16th Jan 2026 Between 11 to 12 Pm Last Date & Time for Bid Submission: 15th Jan 2026	43,98,142.00 As On Date 04-Dec-25	Authorised Officer Hareesh Gowda / Ashish Kamble Contact Number 9594597555/919773366257 E-Mail ID hareesh.gowda@axisbank.com/Ashish.Kamble@axisbank.com
6	**VIVEK VINOD PANDIT** Samruddi Evergreen Building No 21 Room No 104 Sape Badlapur Thane - 421503 **Also At** 442/2 Pancharathi Society Charkop Near Saraswat Bank Sector 4 Kandivali West S.o Mumbai - 400067 **Also At** Flat No 708 7th Floor Sudarshan Pride Gaikar Residency Building No 1 Phase - 1 Javsai Gaon Ambernath West Thane - 421501 **Also At** Tata Consultancy Services Hiranandani Estate Thane 400607	All That Piece And Parcel Of Immovable Property Being Flat No 708 7th Floor Sudarshan Pride Gaikar Residency Building No 1 Phase - 1 Survey No 76 Hissa No 2/2 And Survey No 76 Hissa 3 Javsai Gaon Ambernath West Thane - 421501, Admeasuinrg: _34.33 Sq. Mtrs Carpet Area Towards East Open Plot Towards West Slum Towards North Road Towards South Open Plot	Rs.2072000/- (Rupees Twenty Lakh Seventy-two Thousand Only) Rs.207200/- (Rupees Two Lakh Seven Thousand Two Hundred Only)	16th Jan 2026 Between 11 to 12 Pm Last Date & Time for Bid Submission: 15th Jan 2026	25,89,579.77 As On Date 04-Dec-25	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/919892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com
7	**PRATIK DEEPAK PRAJAPATI** **MR. DEEPAK GOVIND PRAJAPATI** Room No. 08, Datt Krupa Bldg, Patel Chowk, Near Sai Marg, Shivaji Nagar, Thane . 400604 **Also At** Flat No. 701, 7th Floor, Bldg No. A7, Saket Co . Op Hsg Society Ltd, V.s Marg, Majiwada, Thane (W) . 400601. **Also At** Client Management Operations, Bnp Paribas India Solutions Pvt Ltd, Infinity Bldg No. 04, Unit No. 601, 6th Floor, Off Film City Road, Malad East . 400097	Flat No. 701, 7th Floor, Bldg No. A7, Saket Co . Op Hsg Society Ltd, V.s Marg, Majiwada, Thane (W) . 400601 Admeasuring Carpet Area . 439 Sq.ft	Rs.6987050/- (Rupees Sixty-nine Lakh Eighty-seven Thousand Fifty Only) Rs.698705/- (Rupees Six Lakh Ninety-eight Thousand Seven Hundred Five Only)	16th Jan 2026 Between 11 to 12 Pm Last Date & Time for Bid Submission: 15th Jan 2026	36,40,153.62 As On Date 29-Nov-25	Authorised Officer Hareesh Gowda/ Amol Kamble Contact Number 9594597555/919892503839 E-Mail ID hareesh.gowda@axisbank.com/Amol4.Kamble@axisbank.com
8	**ARCHANA SATISH PARIHAR** **SATISH SHYAMLAL PARIHAR** Flat No 103, On The 1st Floor, B-Wing, Building No.1, In The Building Knows, As "Dream Heights", Vasai Naigaon Link Road, Situated At Village Rajawali, Taluka - Vasai, District Palghar Vasai -401207 **Also At** Flat No.404, Shreenath Avenue, Kashigaon, Miraroad E. Mira Bhayandar, Near Kal Hanuman Mandir, Mira Road, Thane-401107	Flat N0 103, On The 1st Floor, B Wing, Building No.1, In The Building Known As "Dream Heights", Casai Naigaon Link Road, Constructed Pn Land Bearing Old Survey No. 309, New Survey No. 232, Hissa No. C, Situated At Village- Rajawali, Taluka- Vasai, District- Palghar, Vasai- 401207 Admeasuring :- 29.45 Sq. Mtrs Carpet (Exclusive Of Area Of Balconies, Sitout, Dry Balacony, & Flower Bed Which Comes Up To 6.71 Sq.mtrs)	Rs.2820000/- (Rupees Twenty-eight Lakh Twenty Thousand Only) Rs.282000/-(Rupees Two Lakh Eighty-two Thousand Only)	16th Jan 2026 Between 11 to 12 Pm Last Date & Time for Bid Submission: 15th Jan 2026	51,44,892.00 As On Date 03-Dec-25	Authorised Officer Hareesh Gowda / Ashish Kamble Contact Number 9594597555/919773366257 E-Mail ID hareesh.gowda@axisbank.com/Ashish.Kamble@axisbank.com
9	**SHRAVAN KUMAR DEEPCHAND GIRI** **SAROJ SHRAVAN GIRI** Zanzroli ,Shri Ganesh Chawl, Dhonoali Pada ,Kelva Road East, Near Sona Resort, Palghar 401404 **Also At** At Shiv Shakti Chawl Commitee, Behram Baug, Mumbai Jogeshwari West 400102 **Also At** Flat No 203, C.wing, 2nd Floor, Mann Complex, Palghar West 401404	Flat No 203, C.wing, 2nd Floor, Mann Complex, Palghar West 401404, Admeasuring Carpet Area Of 303.97 Sq.ft Admeasuring Carpet Area Of 303.97 Sq.ft	Rs.1920000/- (Rupees Nineteen Lakh Twenty Thousand Only) Rs.192000/- (Rupees One Lakh Ninety-two Thousand Only)	16th Jan 2026 Between 11 to 12 Pm Last Date & Time for Bid Submission: 15th Jan 2026	25,52,223.00 As On Date 04-Dec-25	Authorised Officer Hareesh Gowda / Ashish Kamble Contact Number 9594597555/919773366257 E-Mail ID hareesh.gowda@axisbank.com/Ashish.Kamble@axisbank.com

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. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, If any.

For any other assistance, the intending bidders may contact authorized officers During Office Hours. The bid is not transferable.

Bid Incremental Amount are Rs. 10,000/- (Rupees Ten Thousand Only) For each Account,

VENUE For Bid Submission: Axis Bank Ltd., 5th Floor, Gigaplex, NPC-1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400708

Inspection will be subject to the prior Appointment

Date: 11.12.2025,

Place: Thane

sd/- Authorised Officer,

Axis Bank Ltd.

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