



AXIS BANK LIMITED

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

Branch Address:- Axis Bank Ltd. 5th Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughalsan 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	GURUMEDIA & ENTERTAINMENT LLP Unit No 626, Ijimedia Imitation Jewellery Market Chsl. Off Link Road, Malad, West, Mumbai -400064	All The Piece And Parcel Of Flat No. 303 And 306, 3rd, Flr Estam Business District Netune Living Point Lbs Marg Kanjur Village, Bhandup (West) Mumbai-400078. Admeasuring: - 367 Sq. Ft.	Rs.10500000/- (Rupees One Crore Five Lakh only) Rs.10500000/-(Rupees Ten Lakh Fifty Thousand Only)	28 th Nov 2025 Between 11 to 12 Pm Last Date & Time for Bid Submission: 27 th Nov 2025	Rs.2,54,14,904.00 As On Date 3 November, 2025	Hareesh Gowda/ Ashish Kamble 9594597555/ 919773366257 hareesh.gowda@axisbank.com/ Ashish.Kamble@axisbank.com
2	SUDHA MONDAL/ HARIRAM RAMPYARE VARMA Lg 196 Sundar Baug Ghatkopar Opp Prasad Pan Bidi Shop Mumbai Maharashtra 400084 Also At Gala No A5 Wajid Ali Compoundgulshan Hsg Society 90 Feet Roaddilshad Hotel Sakinaka Andheri West mumbai maharashtra 400072 Also At Flat No.104, 1st Floor, Building No. 6t, In The Building Known As "Shubh Vastu", Constructed On Na Plot No. 6, Bearing Gut/Survey Nos. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143/A, 143/B, 144, 146/A, 146b And 147 Situated Lying Being At Village Khativali, Taluka Shahapur, District Thane And Within The Limits Of Grampanchayat Khativali And Also Within Registration District Thane, Sub-Registration District Shahapur, pincode 421601 Admeasuring Area: - 531 Sq.ft Carpet Area.	All The Piece And Parcel Of Flat No.104, 1st Floor, Building No. 6t, In The Building Known As "Shubh Vastu", Constructed On Na Plot No. 6, Bearing Gut/Survey Nos. 122, 123, 124, 125, 126, 127, 128, 131, 134, 140, 143/A, 143/B, 144, 146/A, 146b And 147 Situated Lying Being At Village Khativali, Taluka Shahapur, District Thane And Within The Limits Of Grampanchayat Khativali And Also Within Registration District Thane, Sub-Registration District Shahapur, pincode 421601 Admeasuring Area: - 531 Sq.ft Carpet Area.	Rs.1100000/- (Rupees Eleven Lakh only) Rs.1100000/-(Rupees One Lakh Ten Thousand Only)	28 th Nov 2025 Between 11 to 12 Pm Last Date & Time for Bid Submission: 27 th Nov 2025	Rs.61,97,078.00 As On Date 3 November, 2025	Hareesh Gowda/ Ashish Kamble 9594597555/ 919773366257 hareesh.gowda@axisbank.com/ Ashish.Kamble@axisbank.com
3	PRAVESHKUMAR T PANDEY/ TEJBAHADUR JWALAPRASAD PANDEY Room No 10 Pravin Kung Chawl Jungal Mangal Road Bhandup West Mumbai Maharashtra 400078 Also At Shop No 1 Plot No 10 Progressiveconer Sector 19 20belapur Navi Mumbai Navi Mumbai maharashtra 400614 Also At Flat No 304, A-Wing, 3rd Floor, Tulsi Aahan, S. No. 39/1, 39/2, Village Kharwai Badlapur Thane-421503. Admeasuring: -28.20 Sq. Ft. Carpet Area	All The Piece And Parcel Of Flat No 304, A-Wing, 3rd Floor, Tulsi Aahan, S. No. 39/1, 39/2, Village Kharwai Badlapur Thane-421503. Admeasuring: -28.20 Sq. Ft. Carpet Area	Rs.1700000/- (Rupees Seventeen Lakh only) Rs.1700000/-(Rupees One Lakh Seventy Thousand Only)	28 th Nov 2025 Between 11 to 12 Pm Last Date & Time for Bid Submission: 27 th Nov 2025	Rs.44,52,918.00 As On Date 4 November, 2025	Hareesh Gowda/ Ashish Kamble 9594597555/ 919773366257 hareesh.gowda@axisbank.com/ Ashish.Kamble@axisbank.com
4	PUSHPA HIRAMAN DONDE/	All The Piece And Parcel Of	Rs.5000000/-	28 th Nov 2025	Rs.25,20,124.00	Hareesh Gowda/

3	PRAVESH KUMAR T PANDEY/ TEJBAHADUR JWALAPRASAD PANDEY Room No 10 Pravin Kung Chawl Jungal Mangal Road Bhandup West Mumbai Maharashtra 400078 Also At Shop No 1 Plot No 10 Progressivecorner Sector 19 20Belapur Navi Mumbainavi Mumbai maharashtra 400614 Also At Flat No 304, A-Wing, 3rd Floor, Tulsii Aahan, S. No. 39/1, 39/2, Village Kharwai Badlapur Thane-421503.	All The Piece And Parcel Of Flat No 304, A-Wing, 3rd Floor, Tulsii Aahan, S. No. 39/1, 39/2, Village Kharwai Badlapur Thane-421503. Admeasuring: -28.20 Sq. Ft. Carpet Area	Rs.1700000/- (Rupees Seventeen Lakh only)	28 th Nov 2025 Between 11 to 12 Pm	Rs.44,52,918.00 As On Date 4 November, 2025	Hareesh Gowda/ Ashish Kamble 9594597555/ 919773366257 hareesh.gowda@axisbank.com/ Ashish.Kamble@axisbank.com
4	PUSHPA HIRAMAN DONDE/ CHETAN HIRAMAN DONDE/ HIRAM NIVRUTTI DONDE 1006/32, Railway Quarter Kalyan, Ambedkar Colony, Kalyan D. C. Waldhuni-421301. Also At Flat No. 703, On The Seventh Floor, In The Building Wing B-1, The Building Project Known As "Mangeshi City II", Situated At Umbarde Road, Village-Kolivali, Kalyan (West), Talukakalyan, Dist. Thane-421301.	All The Piece And Parcel Of Flat No. 703 On The Seventh Floor In The Building Wing B-1, The Building Project Known As "Mangeshi City II", On The Land Bearing Survey No. 8, Hissa No. 3a, Survey No. 8, Hissa No. 3/2, Part, Survey No. 8, Hissa No. 8, Survey No. 8 Hissa No. 4 Situated At Umbarde Road, Village - Kolivali, Kalyan (Wes). Taluka-Kalyan, Dist, Thane-, 421301 Area Admeasuring: - 59.00 Sq Mtrs, Carpet Area (Includes The Area Of Balconies) Plus Open Terrace Of 5.40 Sq. Mtrs. Carpet	Rs.5000000/- (Rupees Fifty Lakh only)	28 th Nov 2025 Between 11 to 12 Pm	Rs.85.80,134.00 As On Date 3 November, 2025	Hareesh Gowda/ Ashish Kamble 9594597555/ 919773366257 hareesh.gowda@axisbank.com/ Ashish.Kamble@axisbank.com
5	AASIM ABDUL AZIZ QURESHI/ ALQAMA QURESHI Shrinilal Chawl Block No 06, Ground Floor Room No 19, 189, Morland Road, Near Otawal Hotel Mumbai, Pin 400008 Also At Flat No 105, On The First Floor, In The Building Known As "Krishna Valley ", Of Village Mamdapur, Near A2, Dreams Park, Neral Badlapur Road, Neral, Tal-Karjat, Dist- Raigad.410101 Also At All The Piece And Parcel Of Flat No 105, On The First Floor, In The Building Known As " Krishna Valley ", On The Land Bearing Survey No 169, Plot No.59, Of Village Mamdapur, Near A2, Dreams Park, Neralbadlapur Road, Neral, Tal-Karjat, Dist- Raigad-410101	All The Piece And Parcel Of Flat No 105, On The First Floor, In The Building Known As " Krishna Valley ", On The Land Bearing Survey No 169, Plot No.59, Of Village Mamdapur, Near A2, Dreams Park, Neralbadlapur Road, Neral, Tal-Karjat, Dist- Raigad-410101. Area Admeasuring :- 439 Sq.ft Carpet	Rs.950000/- (Rupees Nine Lakh Fifty Thousand only)	28 th Nov 2025 Between 11 to 12 Pm	Rs.40,82,451.00 As On Date 23 October, 2025	Hareesh Gowda/ Ashish Kamble 9594597555/ 919773366257 hareesh.gowda@axisbank.com/ Ashish.Kamble@axisbank.com
6	BOMBAY INFRASTRUCTURE INDIA LTD/ NOORR JAHAN SAYED SALEEMAHAMED BASHA /SAYED SAELEMAHAMED BASHA/ KHWAZAMEYAH BHASHA/ SAYED ERSHAD AHMED SYED SALEEMAHAMED BASHA Bashabhai Compound - 1st Floor Office No 274 S V Road Off Jama Masjid Bandra West Mumbai 400050 Also At 304, Sanajay Apts, Bhashabhai Compound, 274 Sv Road, Mumbai 400 050 Also At Shop No 3 Grd Flr, Eternity Mall Lbs Marg, Thane Teenhath Naka, Navpada, Thane W 400 604.	Shop, No - 3, Ground Floor, Eternity Mall ,Lbs Road , Near Teen Hath Naka, Navpada Thane West Mumbai 400604. Area Admeasuring 1910 Sq. Ft.	Rs.10125000/- (Rupees One Crore One Lakh Twenty-five Thousand only)	28 th Nov 2025 Between 11 to 12 Pm	Rs.5,59,88,468.00 As On Date 07-Oct-25	Hareesh Gowda/ Ashish Kamble 9594597555/ 919773366257 hareesh.gowda@axisbank.com/ Ashish.Kamble@axisbank.com
			Rs.1012500/- (Rupees Ten Lakh Twelve Thousand Five Hundred Only)	27 th Nov 2025		

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-I, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai-400708

Inspection will be subject to the prior Appointment

Date: 11.11.2025,

Place: Thane

sd/- Authorised Officer,
Axis Bank Ltd.