



AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)

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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) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower i.e. **Advance Syntex Ltd.** and Guarantor(s)/Mortgagor(s)/Owner(s) i.e. **Bhavan Dhirendra Vora, Dhirendra Jayantilal Vora, Devang Dhirendra Vora and Darshana Vora** that the below described immovable property mortgaged/charged to Axis Bank Ltd. i.e. Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Axis Bank Ltd., i.e. Secured Creditor will be sold on **"As is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis" and "No Recourse Basis"** on **30th November 2023**, for recovery of **Rs.25,35,21,460.39/- (Rupees Twenty Five Crore Thirty Five Lakh Twenty One Thousand Four Hundred & Sixty and Paise Thirty Nine)** as on 28.02.2022 plus further interest from 01.03.2022 at the contractual rate due to Axis Bank Limited i.e. Secured Creditor from the aforesaid Borrower / Guarantor(s) / Mortgagor(s)/Owner(s). The reserve price will be:

DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)	Auction ID
Leasehold Factory Land (from GIDC) and building situated at Plot No.104, Por, Ramangamdi Industrial Estate, Near Rhine Engineering Ltd., R.S. No.653/P, 654/P & 993/P, Por, Vadodara admeasuring approx. 1011.60 square metres together with all the building and structures thereon	Rs.1,80,00,000/- (Rupees One Crore Eighty Lakh)	Rs.18,00,000/- (Rupees Eighteen Lakh)	282577
Stock, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future lying on Plot No.104 mentioned hereinabove	Rs.11,00,000/- (Rupees Eleven Lakh)	Rs.1,10,000/- (Rupees One Lakh Ten Thousand)	282578
Stock, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future belonging to Plot No.149, Por-Ramangamdi Industrial Estate, Near Rhine Engineering Ltd., R.S. No.59/P, Por, Vadodara	Rs.37,00,000/- (Rupees Thirty Seven Lakh)	Rs.3,70,000/- (Rupees Three Lakh Seventy Thousand)	282579
Leasehold Factory Land (from GIDC) and building situated at C1B-233/2 & 238/2, Por, Ramangamdi Industrial Estate, Near Rhine Engineering Ltd., R.S. No.1037/P, 1038/P & 1039/P, Por, Vadodara admeasuring approx. 1406 square metres together with all the building and structures thereon	Rs.2,80,00,000/- (Rupees Two Crore Eighty Lakh)	Rs.28,00,000/- (Rupees Twenty Eight Lakh)	282580
Stock, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future lying on C1B-233/2 & 238/2 mentioned hereinabove	Rs.50,00,000/- (Rupees Fifty Lakh)	Rs.5,00,000/- (Rupees Five Lakh)	282581

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.

For detailed terms and conditions of the sale, please refer to the link provided in **<https://www.axisbank.com/auction-notice>** and/or **<https://axisbank.auctiontiger.net>** (Auction ID is mentioned above).

Date: 23rd October 2023
Place: Vadodara

Sd/-
Authorised Officer
Axis Bank Ltd.