

AXIS BANK LTD. Registered Office : Axis Bank Ltd., "Trishul" -3rd floor, Opp. Samartheshwar Temple, Near Law Garden, Ellisbridge, Ahmedabad -380006, Branch Office : Axis Bank Ltd., Sterling Plaza, Ground floor, Opp. Sai Services Petrol Pump, J.M.Road, Pune-411004.

POSSESSION NOTICE [RULE 8(1)]

Whereas, The undersigned being the Authorized Officer of the **Axis Bank Ltd.**, Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with **Rule 3** of the Security Interest (Enforcement) Rules, 2002 issued a demand notices on the dates mentioned below, calling upon the borrowers / Co-borrowers / Guarantors / mortgagors, as per details given below, to repay the amounts mentioned in the respective Notices within **60 days** from the date of the respective notice. The borrowers / Co-borrowers / Guarantors / mortgagors, having failed to repay the amount, notice is hereby given to the borrowers / Co-borrowers / Guarantors / mortgagors and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him/her under section 13(4) of the said Act, read with Rule, 6 & 8 of the Security Interest (Enforcement) Rules, 2002 on the date mentioned below. The borrowers / Co-borrowers / Guarantors / mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Axis Bank Ltd.**, for amounts mentioned below. The borrower's attention is invited to the provisions of Sub Section (8) of Section 13 of the **SARFAESI Act, 2002** in respect of time available, to redeem the secured assets.

Sr.No.	Name & Address of Borrowers / Co-borrowers / Mortgagors / Guarantors	Outstanding Amount (Rs.)
1)	1) Maresh Dattatray Dound 2) Tejaswin Subhash Chavan, Bhat R/o, Flat No. 306, A Wing, 3rd Floor, Sai Sneh, Ghat No.602, Near I-Land, Moshi, Pune-412105. Also at : Room No.75, 2nd Floor, Ganesh Heights, S.No.200, Alandi Road, Near Sakhuval Garden, Bhosari, Pune-411033 Also at No.1 : S/o Dattatray Daund,Daund Wasti, Lakhangaon, Pune-412406, Also at No.2 : D/o Subhash Chavan, Vadaj, Pune-410502.	Rs. 23,04,368/- (Rupees Twenty Three Lakh Four Thousand Three Sixty Eight Only) being the amount due as on 23/05/2025 together with further contractual rate of interest thereon till the date of payment, the aforesaid amount and incidental expenses, costs, charges etc. incurred / to be incurred until the date of payment.

Date of Demand Notice : 29/05/2025

Date of Physical Possession : 20/12/2025

Description of Immovable Properties : All that piece and parcel of Flat No.306 on 3rd Floor in Wing A, having carpet area admeasuring 36.84 Sq. Mtr., adjacent terrace area admeasuring 4.62 Sq. Mtr. along with one covered car parking space, the project/scheme known as "Sai Sneh Phase 1", constructed on the land bearing Ghat No.602, 603 situated at village Moshi, Taluka,Haveli, District.Pune.

Date : 20/12/2025

Place : Pune

Sd/-
Axis Bank Ltd., Authorised Officer

AAVAS FINANCIERS LIMITED
(CIN: L65922RJ2011PLC034297) Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur, 302020



AUCTION NOTICE

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(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of **AAVAS FINANCIERS LIMITED** Secured Creditor, will be sold on "As is where is", "As is what is", and "whatever there is" basis. The details of the cases are as under:

Name of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Dues As on 13(2)Demand Notice	Date of Possession	Description of Property	Reserve Price For Property	Earrest Money For Property	Date & Time of Auction	Place of Tender Submission, Open & Auction at Aavas Financiers Ltd.
MANOJ SITARAM YADAV, NISHA MANOJ YADAV (AC NO.) LNHRS04319-200139135 GUARANTOR : RAKESH RAMJIT YADAV (AC NO.) LNHRS02918-190101364	Rs. 4,40,081.00/- & Rs. 8,13,719.00/- DUES AS ON 20 DEC 2025	10 NOV 21 Rs. 40705/- & Rs. 832375/- DUES AS ON 8 NOV 21	29 JUL 25 GAT NO.132/B/46, ATITHI COLONY, PATHA WASTI, WARD NO 1, SHIRAMPUR, AHMEDNAGAR, MAHARASHTRA ADMEASURING 5000 SQ. FT.	Rs. 3719120/-	Rs. 371912/-	11:00 AM TO 01:00 PM PM 24 JAN 2026	GALA NO-204, FIRST FLOOR, DHURVI LIFE STYLE, MAIN ROAD, SHIRAMPUR-413709, MAHARASHTRA-INDIA

Terms & Conditions: 1). The person, taking part in the tender, will have to deposit his offer in the tender form provided by the AFL which is to be collected from the above branch offices during working days of any working day, super scribng "Tender Offer for name of the property" on the sealed envelope along with the Cheque/DD/pay order of 10% of the Reserve Price as Earnest Money Deposit (EMD) in favour of **AAVAS FINANCIERS LIMITED** payable at Jaipur on/before time of auction during office hours at the above mentioned offices. The sealed envelopes will be opened in the presence of the available interested parties at above mentioned office of **AAVAS FINANCIERS LIMITED** The inter-se bidding, if necessary will also take place among the available bidders. The EMD is refundable if the bid is not successful. 2). The successful bidder will deposit 25% of the bidding amount adjusting the EMD amount as initial deposit immediately or within 24hrs after the fall of the hammer towards the purchase of the asset. The successful bidder failing to deposit the said 25% towards initial payment, the entire EMD deposited will be forfeited & balance amount of the sale price will have to be deposited within 15 days after the confirmation of the sale by the secured creditor; otherwise his initial payment deposited amount will be forfeited. 3). The Authorised officer has absolute right to accept or reject any bid or adjourn/postpone the sale process without assigning any reason therefore. If the date of tender depositing or the date of tender opening is declared as holiday by Government, then the auction will be held on next working day. 4). For inspection and interested parties who want to know about the procedure of tender may contact **AAVAS FINANCIERS LIMITED** 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur-302020 or **Ugarni Rinwa - 9875895867** or respective branch during office hours. **NOTES:** This is also a 15/30 days notice under Rule 9(1)(6) to the Borrowers/Guarantors/Mortgagor of the above said loan accounts about tender inter se bidding on the above mentioned date. The property will be sold, if their outstanding dues are not repaid in full.

Place : MAHARASHTRA Date : 24-12-2025

Authorised Officer Aavas Financiers Limited



ASSET RECOVERY MANAGEMENT BRANCH

Bank of India Building, First Floor, 28, S. V. Road, Andheri (W), Near Andheri West Railway Station, Mumbai - 400 058. Tel No. - 26210406 / 07, Email: asset.mnz@bankofindia..bank.in

E-AUCTION 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 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 following Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officers of Bank of India, will be held on "as is where is", "as is what is", and "whatever there is", for recovery of respective dues as detailed here under against the secured assets mortgaged/charged to Bank of India from respective borrowers and guarantors. The reserve price and earnest money deposit is shown there against each secured asset. The sale will be done by the undersigned through E-Auction platform provided hereunder.

E-AUCTION SALE NOTICE UNDER SARFAESI ACT 2002 CUM NOTICE TO BORROWER / GUARANTOR

(E-Auction Date - 28.01.2026)

Sr. No.	Names of the Account / Borrower/ Guarantor	Description of the Properties	Reserve Price / EMD Amount / Minimum Bid Increment	O/s. Dues (Excluding Int. Penal Int. & Exp.)	Date/ Time of on site inspection of property/ Contact No.	(Rs. In Lakh)
Borrower M/s. IVRCL Indore Gujarat Tollways Limited Guarantors: 1. Mr. E Sudhir Reddy 2. IVRCL Ltd. 3. Absorption Aircorn Engineers Pvt. Ltd. 4. Gajuwaka Developers Pvt. Ltd. 5. IVRCL Steel Construction and Services Ltd. 6. Tiruman Developers Pvt. Ltd. 7. Mr. Shivprasad Shrivada Shukla (now deceased through legal heirs Mrs. Rohini Shivprasad Shukla and Mr. Jayesh Shivprasad Shukla)	Open Land admeasuring 33.59 acres(approx.) in the name of Mr Shivprasad Shrivada Shukla (now deceased through legal heirs Mrs Rohini Shivprasad Shukla and Mr Jayesh Shivprasad Shukla) situated at Survey No.54, Hissa No.1, Survey No.54, Hissa No.2, Survey No.55, Hissa No.1, Survey No.55, Hissa No.2, Survey No.56, Hissa No.1, Survey No.56, Hissa No.2, Survey No.57, Hissa No.1, Survey No.57, Hissa No.2, Survey No.58, Hissa No.1, Survey No.58, Hissa No.2, Survey No.59, Hissa No.1, Survey No.59, Hissa No.2, Survey No.60, Survey No.66, Hissa No.1, Survey No.66, Hissa No.2, Survey No.75, Hissa No.1, Survey No.75, Hissa No.2, Survey No.76, Hissa No.1, Survey No.76, Hissa No.2, Survey No.76, Hissa No.3, Survey No.76, Hissa No.4, Survey No.76, Hissa No.5, Survey No.76, Hissa No.6, Survey No.76, Hissa No.7, Survey No.76, Hissa No.8, Survey No.76, Hissa No.9, of Valabhi Village, Taluka Maval, District Pune, Maharashtra 410 405. (Physical Possession with Bank) Cersai Security Interest/ Asset Id: 200018597161	1850.00/ 185.00 / 10.00	37742.00	22.01.2026 1:00 PM TO 4:00 PM / Mob. 7739014174		

Terms and Conditions of the E-auction are as under:

E-Auction is being held on "AS IS WHERE IS" basis, "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS" and will be conducted "On Line".

The auction sale will be "online" E-auction / Bidding through website - URL: <https://BAANKNET.com> on **E-Auction Date - 28.01.2026** (between 11:00 AM and 05:00 PM with unlimited extensions of 10 minutes each)

E-auction bid form Declaration, General Terms and Conditions of online auction sale are available in websites- <https://www.bankofindia.in>, Bidder may visit URL <https://BAANKNET.com>, where "Guidelines" for Bidders are available with educational videos. Bidders have to complete following formalities well in advance:-

♦ Step 1: Bidder / Purchaser Registration: Bidder to Register on e-Auction portal URL: <https://BAANKNET.com> using his mobile no. and E-mail ID. (Note: Buyer Manual) describing the step by step process for registration is available for download in the home page under Help option at the bottom of the page.

♦ Step 2: KYC Verification: Bidder to upload requisite KYC documents. KYC documents shall be verified by e-auction service provider (may take 2 working days).

♦ Step 3: Transfer of EMD amount to his global EMD wallet: Online /Off-line transfer of funds using NEFT / Transfer, using challan generated on E-auction portal.

♦ Step 1 to Step 3 should be completed by bidder well in advance, before e-auction date. Bidder may also visit: <https://BAANKNET.com> for registration and bidding guidelines / Contact Person Details of: BAANKNET

♦ Helpline Details / Contact Person Details of: BAANKNET

Name Team Number e-Mail
Helpdesk Number PSB Alliance 8291220220 support.ebkray@psbaliiance.com
Mr. Dhramesh Asher PSB Alliance 9892219848 avp.projectmanager2@psbaliiance.com
Mr. Sudhir Panchal iSourcing Technology 8160205051 sudhir@procure247.com

1. Intending bidders shall hold a valid e-mail address, for further details and query please contact BAANKN Helpdesk Number 8291220220 Helpline e-mail ID support.BAANKNET@psbaliiance.com and support.ebkray@procure247.com

2. To the best of knowledge and information of the authorized officer there is no encumbrances on the propertyies. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of the propertyies put on auction and claims/rights/dues effecting the property, prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank.

The property is sold with all the existing and future encumbrances whether known or unknown to the bank. The authorized officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues. No claim of whatsoever nature will be entertained after submission of the online bid regarding propertyies put for sale.

3. Earnest money deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the bank account as guided and mentioned in : <https://BAANKNET.com> portal before participating in the bid online.

4. The KYC documents are 1. Proof of Identification (KYC) viz. Voter ID Card/Driving License/Passport 2. Current Address Proof for communication 3. PAN Card of the bidder 4. Valid e-mail ID/contact number of the bidder etc.

5. Date of Inspection will be as mentioned in the table above with prior appointment with above mentioned contact numbers.

6. Prospective bidders may avail online training on e-auction from: <https://BAANKNET.com> portal.

7. Bids shall be submitted through online procedure only in the prescribed formats with relevant details.

8. Bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.

9. The bid price to be submitted shall be above the reserve rice and bidders shall improve their further offers in multiples of **Rs. 10,000/- (Rupees Ten Thousand) For Reserve Price up to Rs. 20.00 lakhs/Rs. 25,000/- (Rupees Twenty Five Thousand) For Reserve Price above 20.00 - up to 50.00 lakhs/ Rs. 50,000/- (Rupees Fifty thousand) For Reserve Price above 50.00- Up to 1.00 Crore /Rs. 1.00 (Rs. One Lakh) For Reserve Price above 1.00 Crore -up to 5.00 Crore / Rs. 5.00 Lakhs (Rupees Five Lakhs) For Reserve price above Rs.5 Crore -up to Rs.10.00 Crore / and 10.00 Lakhs (Rupees Ten Lakhs) for Reserve Price above Rs. 10. Crore.**

10. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

11. The earnest money deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidder will be returned on the closure of the e-auction sale proceedings.

12. The earnest money deposit shall not bear any interest the successful bidder shall have to pay 25% of the purchased amount (including earnest money already paid) on acceptance of bid price by authorized officer on the same day or maximum by next day and the balance of the sale price on or before 15th day of sale. The auction sale is subject confirmation by the bank. Default in deposit of the amount by the successful bidder at any stage would entail forfeiture of the whole money already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of the property/amount.

13. The prospective qualified bidders may avail online training on e-auction from : <https://BAANKNET.com> portal prior to the date of e-auction neither the authorized officer nor the bank will be held responsible for any internet network problem power failure, any other technical lapses/error etc. in order to successfully participate in the e-auction.

14. Purchaser shall bear the stamp duties charges including those of sale certificate / registration/ charges including all statutory dues payable to the government, taxes and rates and outgoing both existing and future relating to the property.

15. Buyer shall bear the TDS wherever applicable including other statutory dues, registration charges, stamp duty etc.

16. The authorized officer/ bank is not bound to accept the highest offer and has absolute right and discretion to accept or reject any or all offers or adjourn/postpone/cancel the e-auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason there for.

17. The sale certificate will be issued in the name of the purchaser(s)/applicant(s) only and will not be issued in any other name(s).