

**AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)**

Stressed Assets Group, Corporate Office, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400025.

Tel: +91 22 24252525 www.axisbank.com

Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple Law Garden, Ellisbridge Ahmedabad - 380006

PUBLIC NOTICE FOR SALE/AUCTION

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) 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 i.e. M/s Vinco Sales and Services Private Limited and Guarantor(s) i.e. Mr. Ashok Nawany, Mr. Vinod Nawany, Ms. Deepa Nawany, Ms. Kiran Nawany, Brainwave India Pvt. Ltd. that the below described immovable property 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" on **18th March 2019**, for recovery of **Rs. 6,40,52,258/- (Rupees Six Crore Forty Lakh Fifty Two Thousand and Two Hundred and Fifty Eight) as on 3rd January 2017** plus further interest at the contractual rate due to Axis Bank Limited from M/s Vinco Sales and Services Private Limited and Guarantor(s) i.e. Mr. Ashok Nawany, Mr. Vinod Nawany, Ms. Deepa Nawany, Ms. Kiran Nawany, Brainwave India Pvt. Ltd. being the Guarantors / Mortgagors. The description of property, reserve price and the earnest money deposit will be as follows;

Sr. No.	DESCRIPTION OF PROPERTY	RESERVE PRICE	EARNEST MONEY DEPOSIT (EMD)
1.	Gala Nos. 107 & 108 admeasuring 1885 sq ft saleable area and open Terrace area admeasuring 950 sq ft saleable area at Tirupati Trade Centre, Plot No. 163 & 164. Survey No. 30, 31 34, 35, 36(Part) Village Navghar, Taluka Vasai, Dist. Thane, in the State of Maharashtra.	Rs. 1,63,00,000.00 (Rupees One Crore Sixty Three Lakh Only)	Rs. 16,30,000.00 (Rupees Sixteen Lakh Thirty Thousand Only)

Rs. lakh)

Last date for submission of bid and Remittance	Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai to be submitted on or before 15th March 2019 by 4:00 p.m. to 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
Inspection of Property	With prior appointment on 27th February 2019 between 11.30 a.m. to 3.30 p.m. Please contact Mr. Harshwardhan Kadam on the following number for the same: Ph: 9819058003
Date and time of e-auction	18th March 2019 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)
Encumbrance	Presently not known to the Bank

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 the e-Auction website.
3. Inspection of the property will be offered only with prior appointment on 27th February 2019 between 11.30 a.m. to 3.30 p.m. Please contact Mr. Harshwardhan Kadam on the following number for the same: Ph: 9819058003. Inspection of relevant documents available with the Bank will be offered with prior appointment.
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 **15th March 2019 by 4.00 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. Bids submitted otherwise than in the format prescribed in the portal shall not be eligible for consideration.
5. 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.
6. After the submission of EMD, the bidders shall not be allowed to withdraw the Bid forms/EMD.
7. 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>.
8. 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.: 079-40270 527/592/589/591/502/533/; Contact Persons: Mr. Vijay Shetty Mobile- +919619002431 email: vijay.shetty@auctiontiger.net, Mr. Tilak Maratha Mobile-6351896832, email: tilak@auctiontiger.net; support@auctiontiger.net, Landline No. 079-61200546.
9. Auction will be conducted online on the website **<https://axisbank.auctiontiger.net> on 18th March 2019 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.
10. 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.
11. The unsuccessful bidders may contact the Authorised Officer of the Bank to collect the EMD amount which will be returned without interest to them within one week from the

date of the auction.

12. 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.
13. The Borrower/Guarantor/Mortgagor are hereby put to notice in terms of rule 6(2) and rule 8(6) of Security Interest (Enforcement) Rules, 2002 that the Secured / aforementioned Assets would be sold in accordance with this Notice.
14. The successful bidder should deduct the TDS @1% on the total sale consideration and deposit the same with the Income Tax authority in the name of the Property owner and submit the details thereof to the bank.
15. The borrowers and the 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.
16. 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.
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. 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.
20. **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.

Sd/-
Authorised Officer
Axis Bank Ltd.

Date: 13th February 2019