

**AXIS BANK**

**AXIS BANK LIMITED (CIN: L65110GJ1993PLC020769)**  
**Stressed Assets Group, Corporate Office, "Axis House",**  
 C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli,  
 Mumbai - 400025. | Tel: +91 22 43255725  
 M. No. 977668588 (Saswata Chakraborty) [www.axisbank.com](http://www.axisbank.com)

**[APPENDIX -IV-A] [SEE PROVISO TO RULE 8(6)]**  
**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. **M/s Dayaldas Arjundas** and Guarantor(s) i.e. **Mr Suresh Sangtani and Mrs Usha Sangtani** that the below described immovable property is mortgaged/charged to **Axis Bank Limited** i.e. Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Axis Bank Limited under section 13 (4) of the Securitisation and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 in pursuant to order dated **21-08-2024** passed by the Hon'ble District Collector, Bhopal (Madhya Pradesh) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis on **11.07.2025**, for recovery of **Rs.10,07,35,990/- (Rupees Ten Crore Seven Lakh Thirty Five Thousand Nine Hundred Ninety Only)** being the amount due as **April 15, 2023** along with penal interest thereon till the date of payment and incidental expenses, other charges, costs etc. due to the **Axis Bank Limited** from **M/s Dhanshree Developers being the Borrower and M/s Dayaldas Arjundas and Mr Suresh Sangtani and Mrs Usha Sangtani** being the Guarantors / Mortgagors.

The reserve price will be:

Sr. No	Description of Property
1	a) Part of House No 56-57, Ground Floor area 200 sqft (18.58 sqmt) & Passage 175 sqft (16.26 sqmt), Hanumanganj, Galla Bazar, Tehsil Huzur, Bhopal (M.P.) in the name of Suresh Sangtani b) Part of House No 56-57, Ground Floor area 200 sqft (18.58 sqmt) & Passage 175 sqft (16.26 sqmt), Hanumanganj, Galla Bazar, Tehsil Huzur, Bhopal (M.P.) in the name of Usha Sangtani <b>Reserve Price (Amt. in Rupees) : Rs. 1,54,00,000 (Rupees One Crore and Fifty-Four Lakh)</b> <b>Earnest Money Deposit : Rs 15,40,000 (Rupees Fifteen Lakh and Forty Thousand)</b>
2	Part of House No 56-57, part of Basement area 913 sqft (134.94 sqmt), Hanumanganj, Galla Bazar, Tehsil Huzur, Bhopal (M.P.) in the name of Suresh Sangtani and Usha Sangtani <b>Reserve Price (Amt. in Rupees) : Rs. 58,00,000 (Rupees Fifty-Eight lakh)</b> <b>Earnest Money Deposit : Rs. 5,80,00 (Five Lakh Eighty Thousand)</b>
3	Plot No. GBF -202 area 92.93 sqmt or 1000 sqft Naveen Pragand Karond, Tehsil Huzur, Bhopal (M.P.) in the name of M/s Dayaldas Arjundas <b>Reserve Price (Amt. in Rupees) : Rs. 46,00,000 (Rupees Forty-Six Lakh)</b> <b>Earnest Money Deposit : Rs.4,60,000(Rupees four lakh sixty thousand)</b>
4	Flat No. F-1, First Floor area 52.18 sqm Shri Ram Arcade, South Extension Colony, Plot No. 63 part of Khasra No. 31/1 (Lokmaye Griha Nirman Sahakari Samiti Mydt) Village Gehunkheda Tehsil Huzur, Bhopal (M.P.) in the name of Usha Sangtani <b>Reserve Price (Amt. in Rupees) : Rs. 18,00,000 (Rupees Eighteen Lakh)</b> <b>Earnest Money Deposit : Rs.1,80,000 (Rupees One lakh and Eighty Thousand)</b>

**Last date for submission of bid and EMD : Demand Draft/Pay Order in the favour of 'Axis Bank Ltd.' payable at Mumbai, to be submitted on or before 09.07.2025 by 5.00 p.m at the following address:- Mr. Saswata Chakraborty, Axis Bank Ltd., 7th Floor, "Axis House", Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai - 400 025. Mob: +91 9776685888**

**Date and time of e-auction : 11.07.2025, between 4.00 P.M. to 5.00 p.m. with auto-extension of five minutes each in the event of bids placed in the last five minutes Date and time of e-auction**

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>.

**Date : 19.06.2025**

**Place : Mumbai**

**Sd/- Authorised Officer**  
**Axis Bank Ltd.**