

E-Public Auction-cum-Sale Notice

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 provision to Rule 8 (6) and Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/s and Mortgagor/s, that the below described immovable properties mortgaged / charged to Secured Creditor, the Possession of which has been taken by the Authorised Officer of Axis Finance Limited, Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”**, on **12th May 2026** for recovery of **Rs. 19,77,93,683/- (Rupees Nineteen Crores Seventy Seven Thousand Ninety Three Thousand Six Hundred Eighty Three Only) due as on 29th July, 2025** with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment / realization from the Borrower / Mortgagors / Guarantors, i.e. **(1) B.P. Food Products Private Limited (Borrower), 2) Girraj Bansal (Guarantor & Security Provider), 3) Ketan Bansal (Guarantor), 4) Mamta Bansal (Guarantor), 5) Om Shri Shubh Labh Agritech Private Limited (Corporate Guarantor) (hereinafter collectively referred to as “the Borrowers”)**. The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

SCHEDULE – I

| <u>Description of Immovable Secured Asset</u> |
|---|
| <p>All that piece and parcel of land admeasuring 3338.5 sq. meters (35,922 sq. ft.) located at T.R. Puram Colony Morena Madhya Pradesh bearing Survey No. 1020/Min-1, of Village Jaura Khurd, Municipal No. 1292, Ward No. 02/41 and Computerized Property I.D. No. 1002901203, together with all the building and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future, bounded by:</p> <p>East By: Land of Mahesh chandra Mangal. West By: Property of Seller and Others. North By: Common Road wide 7.50 Meters. South By: Krishna Nagar.</p> |



Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor,
Pandurang Budhkar Marg, Worli, Mumbai - 400 025
Tel : 022-2425 2525 | Fax : 022-4325 3000
Email : info@axisfinance.in | Website : www.axisfinance.in
CIN : U65921MH1995PLC212675




AXIS FINANCE

SCHEDULE - II
DETAILS OF E-AUCTION

| Description of Property | | As per SCHEDULE - I | |
|---|---|---|--|
| Date & Time of e-Auction | | On: May 12, 2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each | |
| Date & Time for Bid Submission | | On: May 8, 2026 Before: 4:00 pm | |
| Reserve Price | Rs. 26,59,00,000/- {Rupees Twenty-Six Crores Fifty-Nine Lakhs Only} | | |
| EMD | Rs. 2,65,90,000/- {Rupees Two Crores Sixty-Five Lakhs Ninety Thousand Only} | | |
| Note- Reserve Price is the price below which the property will not be sold. Earnest Money Deposit (EMD) is 10% of Reserve Price | | | |
| Bid Increment Amount: Rs. 10,00,000/- (Rupees Ten Lakhs Only). | | | |
| Contact Person Details & Mob. Nos.: Mr. Hafeez Patanwala: 9920177772 Mr. Ayan Bhattacharya: 9811710558 Ms. Radhika Agarwal: 8604974201 | | | |

For detailed terms and conditions of sale, please refer to the link provided in website i.e. <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.in;

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| STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) /RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. |
| This may also be treated as notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s, guarantor/s and mortgagor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date. |


Authorized Officer
Axis Finance Limited

Date: 10/04/2026
Place: Mumbai

Regd. Office

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