

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 April, 2024** for recovery of **Rs. 2,25,48,932/-** (Rupees Two Crores Twenty-Five Lakh Forty-Eight Thousand Nine Hundred Thirty-Two Only) as on 05th February, 2024 (amount o/s as on the date of the demand notice dated 26th September, 2023 issued u/s 13(2) of SARFAESI Act – Rs. Rs. 2,14,47,398/- (Rupees Two Crore Fourteen Lakh Forty-Seven Thousand Three Hundred and Ninety-Eight Only) 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) ABHINANDAN TAKHATMAL PICHHOLIYA (Borrower/Mortgagor) (2) TAKHATMAL BHARALAL PICHHOLIYA (Co- Borrower I) (3) LALITA TAKHATMAL PICHHOLIYA (Co-Borrower II)**, (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

Description of Immovable Secured Asset

Property address:

All that piece and parcel of Residential premises bearing Bungalow No. 18-B, admeasuring 1205 sq. ft., Carpet area or thereabouts together with leasehold rights in the land admeasuring 114 sq yards, i.e, 95.31 sq. mtrs bearing sub plot no. 18-B, Survey no. 150 (Part) CTS No. 180, 413 & 414 of Village Kanjur, Taluka Kurla, District Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai, the Bungalow is constructed in the year 1971 and consisting of Ground Plus 2 upper floor, without lift facility situated at Miniland, Tank Road, Bhandup (West), Mumbai- 400 078



Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,
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



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SCHEDULE - II

DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	On: 12.04.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 10.04.2024 Before: 4:00 pm
Reserve Price: 2,25,00,000/- (Rupees Two Crores Twenty-Five Lakh Only)	
* Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Ankit Surana.: 7718885589 Mr. Swapneil Tiwari.: 9820063208 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;

STATUTORY 30 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.

Date: **05th March, 2024**
Place: Mumbai

Radhika Agarwal
Authorized Officer
Axis Finance Limited



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