

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/Mar/44

Dated: 05/03/2024

Sale Notice

(under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

To,

1.	ABHINANDAN TAKHATMAL PICHHOLIYA(Borrower/Mortgagor) Flat No. 304, 3rd Floor, E Wing, Tower No. 5, Cypress, Runwal Greens, Mulund Goregaon Link Road, Bhandup West, Mumbai, Maharashtra 400078 Email ID: abhioxford@gmail.com	2.	TAKHATMAL BHARALAL PICHHOLIYA (Co-Borrower I) 18 B Mini Land Tank Road, Opp. Oxford High School, Bhandup, Mumbai, Maharashtra – 400078
		3.	LALITA TAKHATMAL PICHHOLIYA (Co-Borrower II) 18 B Mini Land Tank Road, Nr. Shivaji Talao, Bhandup, Mumbai, Maharashtra - 400078

Re: Sale of Secured Assets on “As is where is And As is what is” basis (under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

Sub: E – Public Auction cum Sale Notice of the Secured Asset(s)

Dear Sir/Madam,

Your kind attention is invited to provisions of sub-sections (8) of section 13 of the SARFAESI Act where under you can tender the entire outstanding dues 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 for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.



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



AXIS FINANCE

Please also note that if the entire amount of outstanding dues together with the cost, charges and expenses incurred is not tendered before publication of notice for sale of the secured assets by public auction by inviting quotations tender from public or by private treaty you may not be entitled to redeem the secured asset(s).

Hence please take notice that the secured assets mortgaged to Axis Finance Limited more fully described in the "**SCHEDULE-I**" hereunder shall be sold by public e-auction to be held on **12th April, 2024** through <https://sarfaesi.auctiontiger.net> /**EPROC**/ at **11:00 a.m. onwards**. For further details please refer to the notice published in the newspapers and at websites: <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.com

Yours truly,

For **Axis Finance Limited**

Radhika Agarwal
(Authorized Officer)



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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

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	



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