

### 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 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 8<sup>th</sup> January, 2025** for recovery of **Rs.2,38,61,503/- (Rupees Two Crore Thirty-Eight Lakh Sixty-One Thousand Five Hundred Three Only) as on 05<sup>th</sup> November, 2024** (amount o/s as on the date of the demand notice dated 03<sup>rd</sup> June, 2024 issued u/s 13(2) of SARFAESI Act – Rs.2,28,05,338/- (Rupees Two Crore Twenty-Eight Lakh Five Thousand Three Hundred Thirty-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) Anil Jadavbhai Tadhani (Borrower), (2) Harshad J Tadhani (Co-Borrower I), (3) Payal Anilbhai Tadhani (Co-Borrower II) & Dipaliben Harshadbhai Tadhani (Co-Borrower III) (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>
All that piece and parcel of bearing Non-agricultural Plot of land in Moje Rander, Surat lying being land bearing Ward Rander R.S. no. 228, City Survey no. 12, Sheet no.17, known as <b>"Kalpana Society"</b> paikki Plot No. 10/2, admeasuring 236.78 Sq. Mtrs., Construction admeasuring 370.36 Sq. Mtrs., Surat Mahanagar Palika Tenement no. 016D-21-0211-0-001 & 016D-21--0211-0-002, at Registration, District & Sub-District Adajan & District Surat within the State of Gujarat. <b>East:</b> Society Road, <b>West:</b> Adj. Society Limit, <b>North:</b> Sankar Nagar Road, <b>South:</b> Adj. Plot No.:10/1.



#### 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 /s Date & Time of e-Auction	As per SCHEDULE - I
	<b>On:</b> <b>08.01.2025</b> <b>Time:</b> From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
<b>Date &amp; Time for Bid Submission</b>	<b>On: 06.01.2025</b> Before: 4:00 pm
<b>Reserve Price: Rs. 3,09,02,000/- (Rupees Three Crore Nine Lakh Two Thousand Only)</b>	
* Price below which the Flat /property/s will not be sold	
<b>Earnest Money Deposit (10% of RP): Rs. 30,90,200/- (Rupees Thirty Lakh Ninety Thousand Two Hundred Only)</b>	
<b>Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only).</b>	
<b>Contact Person Details &amp; Mob. Nos.:</b> Mr. Swapneil Tiwari: 9820063208 Mr. Rajesh Borade: 9969042240	

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](http://www.axisfinance.in);

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

**This may be treated as notice under 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: **4<sup>th</sup> December, 2024**  
Place: Mumbai

  
**Authorized Officer**  
**Axis Finance Limited**



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