

**By Registered AD/Speed Post/Courier/Email**

**WITHOUT PREJUDICE**

**Ref. No. AFL/CO/2024-25/Legal/Feb/229**

**Dated: 17/02/2025**

**Sale Notice**

**(Under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Security Interest (Enforcement) Rules, 2002).**

**To,**

1.	<b>CHIRAG HIMMATBHAI DHOLA (Borrower/Mortgagor)</b> 231 GF Nirmal Nagar, Sarthana, Jakatnaka, SURAT, GUJARAT – 395006.	2.	<b>PRIYA PRAFULBHAI DUDHATRA (Co-Borrower I)</b> 231 GF Nirmal Nagar, Sarthana, Jakatnaka, SURAT, GUJARAT – 395006.
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**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 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.1,61,33,033/- (Rupees One Crore Sixty-One Lakh Thirty-Three Thousand Thirty-Three Only) as on 5<sup>th</sup> February, 2025** (amount o/s as on the date of the demand notice dated 1<sup>st</sup> June, 2023 issued u/s 13(2) of SARFAESI Act – Rs.1,33,31,209/- (Rupees One Crore Thirty-Three Lakh Thirty-One Thousand Two Hundred Nine 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,  
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 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 **7<sup>th</sup> March, 2025** through **[https://sarfaesi.auctiontiger.net /EPROC/](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](http://www.axisfinance.com)**

Yours truly,

For **Axis Finance Limited**



**Authorized Officer**



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### **SCHEDULE - I**

#### **Description of Immovable Secured Asset**

##### **Property details - All that Piece and Parcel of:**

All that Piece and Parcel of bearing Non-agricultural plot of land in Moje Phoolpada, lying being land bearing R. S. No. 117, Known as "JAY ASHAPURI CO. OP. HO. SOCIETY LTD." Paikki Plot no. 17, Plot admeasuring 126.80 Sq. Mtrs., i.e. 1365.00 Sq. Ft., City Survey Ward Phoolpada Nondh no. 8556, as per City Survey admeasuring 136.92 Sq Mtrs., Surat Mahanagarpalika Office Tenement no. 18B-17-0241-0-001-003, Along with Road, C.O.P. Undivided Share of Land, at Registration District & Sub-District Choryasi, District Surat within the State of Gujarat - 395008.

### **SCHEDULE - II**

#### **DETAILS OF E-AUCTION**

<b>Description of Property /s Date &amp; Time of e-Auction</b>	<b>As per SCHEDULE - I</b>
	<b>On:</b> <b>07.03.2025</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: 5.03.2025</b> Before: 4:00 pm
<b>Reserve Price: Rs.1,17,00,000/- (Rupees One Crore Seventeen Lakh Only)</b> * Price below which the Flat /property/s will not be sold	
<b>Earnest Money Deposit (10% of RP): Rs.11,70,000/- (Rupees Eleven Lakh Seventy Thousand 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 Ms. Radhika Agarwal: 8604974201	



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