

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 **PHYSICAL 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 **30th December, 2024** for recovery of **Rs. 72,36,157/- (Rupees Seventy-Two Lacs Thirty-Six Thousand One Hundred Fifty-Seven Only) due** as on 5th November, 2024 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) **DHIRENDRA PRABHUDAS GHAGHDA** (2) **MAYURIBEN DHIRENDRABHAI GHAGHDA** (3) **MITABEN GHAGHDA** (4) **JYOTIKA GHAGHDA** (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>
Property bearing R.S.No.39/1 converted in to Non - Agri Land for the Residential purpose Paiki Plot No. 14, Paiki Land Admeasuring 176.579 sq. mtrs. 1900 sq. ft. City Survey Office Assign C. S. No. 2374, situated Lalpur, Taluka: Lalpur of Dist: Jamnagar.
North: 7.62 Sq. Mtr., wide road; South: Joint Plot No. 14 Paiki Land; East: Joint R.S. No.39/1 Paiki; West: 7.62 Sq. Mtr., wide road;

- Details of the secured assets are more particularly mentioned in the registered Indenture of Mortgage bearing reg. no. Lalpur/781 dated 24th June, 2020.



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 SALE

Description of Property /s	As per SCHEDULE – I
Date & Time of e-Auction	On: 30.12.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 27.12.2024 Before: 4:00 pm
Reserve Price: 38,00,000/- (Rupees Thirty-Eight Lacs Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 3,80,000/- (Rupees Three Lakh Eighty Thousand Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: 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;

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) /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: 06.12.2024
Place: Mumbai


Authorized Officer
Axis Finance Limited



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