

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

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/Nov/177

Dated: 26.11.24

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.	MR. GAURAV VERMA (Borrower/Mortgagor I) 243, Dharampur Shiv Colony, Pinjore, Panchkula, Haryana – 134102 Email ID: vermagaurav243@gmail.com Mobile No.: 9813440527	2.	MS. RICHA (Co-Borrower I/Mortgagor II) 243, Dharampur Shiv Colony, Pinjore, Panchkula, Haryana – 134102 Email ID: vermagaurav243@gmail.com Mobile No.: 9813440527
3.	MR. PREM SAGAR VERMA (Co-Borrower II/Mortgagor III) 243, Dharampur Shiv Colony, Pinjore, Panchkula, Haryana – 134102 Email ID: vermagaurav243@gmail.com Mobile No.: 9813440527		

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 amount of outstanding dues of **Rs. 3,80,78,683/- (Rupees Three Crore Eighty Lakhs Seventy Eight Thousand Six Hundred Eighty Three Only)** as on 05.11.2024 (amount o/s as on the date of the demand notice dated 12.01.2024 issued u/s 13(2) of SARFAESI Act – Rs.3,42,62,814/- (Rupees Three Crores Forty Two Lacs Sixty Two Thousand Eight Hundred and Fourteen 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.

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

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor,
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CIN : U65921MH1995PLC212675



AXIS FINANCE

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 **30.12.2024** 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

Yours truly,

For **Axis Finance Limited**

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(Authorized Officer)



Encl.: As above

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SCHEDULE – I

Description of Immovable Secured Asset

Property situated near Railway Crossing, Village Dharampur, Hadbast No.152, Tehsil Kalka Distt Panchkula more particularly as defined hereunder:

1. Property measuring 00 Bigha 01 Biswa 04 Biswasi, (60 Sq. Yard) comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 2/3400 share measuring 00 Bigha 00 Biswa 02 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitte 02 Tadadi 00 Bigha 00 Biswa 17 Biswa and its 2/340 share measuring 00 Bigha 00 Biswa 02 Biswasi and Khata No. 7/8 Khasra No. 54(1-0) Kitta 01 Rakba 01 Bigha 00 Biswa and its 20/400 share measuring 00 Bigha 01 Biswa total property 00 Bigha 01 Biswa 04 Biswasi, Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).
2. Property measuring 00 Bigha 01 Biswa 04 Biswasi (60 Sq. Yard), comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 3/3400 share measuring 00 Bigha 00 Biswa 03 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitte 02 Tadadi 00 Bigha 17 Biswa and its 4/340 share measuring 04 Biswasi and Khata No. 7/8 Khasra No. 54(1-0), Kitta 01 Tadadi 01 Bigha 00 Biswa and its 17/400 share measuring 00 Bigha 00 Biswa 17 Biswasi total property 00 Bigha 01 Biswa 04 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).
3. Property measuring 00 Bigha 01 Biswa 03 Biswasi (57.5 Sq. Yard), comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 20/3400 share measuring 00 Bigha 01 Biswa and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitte 02 Tadadi 00 Bigha 17 Biswa and its 3/340 share measuring 00 Bigha 00 Biswa 03 Biswasi total property 00 Biswa 01 Biswa 03 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India)
4. Property measuring 00 Bigha 01 Biswa 04 Biswasi (60 Sq. Yard) comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 21/3400 share measuring 00 Bigha 01 Biswa 01 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitte 02 Tadadi 00 Bigha 17 Biswa and its 3/340 share measuring 00 Bigha 00 Biswa 03 Biswasi total property 00 Bigha 01 Biswa 04 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).
5. Property measuring 00 Bigha 01 Biswa 10 Biswasi (75 Sq. Yard) comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 6/3400 share measuring 00 Biswa 06 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2) Kitte 02 Tadadi 00 Bigha 17 Biswa and its 10/340 share measuring 00 Bigha 00 Biswa 10 Biswasi, Khata No. 7/8, Khasra

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No. 54(1-0), Tadadi 1-0 its 14/400 share measuring 00 Bigha 00 Biswa 14 Biswasi total property 00 Bigha 01 Biswa 10 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).

6. Property measuring 00 Bigha 02 Biswa 10 Biswasi (125 Sq. Yard) comprising in Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kite 02 Tadadi 00 Bigha 17 Biswa and its 14/340 share measuring 00 Bigha 00 Biswa 14 Biswasi, Khata No. 7/8 Khasra No. 54(1-0), Tadadi 1-0 and its 36/400 share measuring 00 Bigha 01 Biswa 16 Biswasi total property 00 Bigha 02 Biswa 10 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).



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SCHEDULE - II

DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	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: 5,36,72,500/- (Rupees Five Crore Thirty Six Lakhs Seventy Two Thousand Five Hundred Only)	
* Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 53,67,250/- (Rupees Fifty Three Lakhs Sixty Seven Thousand Two Hundred Fifty Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr.Sarthak Sharma, Mob: 7982992366 & Mr. Swapnil Tiwari: Mob: 9820063208	



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