

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 **30.12.2024** for recovery of **Rs. Rs. 2,87,03,927/- (Rupees Two Crores Eighty Seven Lakhs Three Thousand Nine Hundred Twenty Seven only) as on 05.10.2024** (amount o/s as on the date of the demand notice dated 07.09.2023 issued u/s 13(2) of SARFAESI Act – Rs. 2,60,58,964/- (Rupees Two Crores Sixty Lakhs Fifty Eight Thousand Nine Hundred Sixty Four 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) Santosh Yadav Patil (Borrower & Mortgagor), (2) Jyothi Patil (Co-Borrower) (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

Description of Immovable Secured Asset

"All that Piece and Parcel of bearing Flat No. 904 on 9th Floor, Adm. 850. Sq. ft. (Carpet) area equivalent to 78.97 Sq. mtrs. Carpet along with one stilt car parking, in the building "Mohan Mahal Co-Operative Housing Society Limited" all that piece or parcel land bearing Tika No. 12, Corresponding to Old Survey No. 361 A, Hissa No. 1, 2 and 3 (Part) admeasuring about admeasuring about 1656.83 Sq. mtrs., bearing CTS No. 108/2A, and 2B, Situate, lying and being at Near Vandana Talkies, L. B. S. Marg, Village Panchpakhadi, Taluka & District Thane (W), in the Registration District and Sub District of Thane, Thane – 400 602 "

AND

"All that Piece and Parcel of Flat No. 905 on 9th Floor, Adm. 740 Sq. ft. (carpet) area equivalent to 68.75 Sq. mtrs. Carpet along with one stilt car parking, in the building "Mohan Mahal Co-Operative Society Limited", all that piece or parcel land bearing Tika No. 12, Corresponding to Old Survey No. 361 A, Hissa No. 1, 2 & 3, (part) admeasuring about 1656.83 Sq. mtrs., bearing CTS No. 108/2A, and 2B Situate lying and being at Near Vandana Talkies, L. B. S. Marg, Village Panchpakhadi Taluka & District Thane (W), in the Registration District and Sub District of Thane, Thane – 400 602"



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	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:		
Property details	Amount (in in figures)	Amount in Words
Flat No. 904 -	1,75,70,000	Rupees One Crore Seventy Five Lakhs Seventy Thousand Only
Flat No. 905	1,44,30,000	Rupees One Crore Forty Four Lakhs Thirty Thousand Only
* Price below which the Flat /property/s will not be sold		
Earnest Money Deposit (10% of RP):		
Property details	Amount (in in figures)	Amount in Words
Flat No. 904 -	17,57,000	Rupees Seventeen Lakhs Fifty Seven Thousand Only
Flat No. 905	14,43,000	Rupees Fourteen Lakhs Forty Three Thousand Only
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).		
Contact Person Details & Mob. Nos.: Mr Aditya Vyas: Mob: 7276787990 & Mr. Swapneil Tiwari: Mob: 9820063208		

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 30 DAYS SALE NOTICE UNDER RULE 8 (6) /RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.

This may also be treated as notice under Rule 8(6) and 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: 27.11.24
Place: Mumbai



Authorized Officer
Authorized Officer
Axis Finance Limited

Regd. Office

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