

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

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/Nov/179

Dated: 27.11.2024

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,

<b>Santosh Yadav Patil</b> <b>(Borrower/Mortgagor)</b> Building No. 7, Flat No. 1109, Highland Park CHSL, Kolshet Road, Highland Hospital Smart, Dhokali, Thane – 400 607  <b>Also at:</b> Office Address United Business Park, 203, 2nd Floor, Road No. 11, Waghle Estate, Thane – 400 604  <b>Email – <a href="mailto:santkrupaenterprises@gmail.com">santkrupaenterprises@gmail.com</a></b>	<b>Jyoti Patil</b> <b>(Co-Borrower I)</b> Building No. 7, Flat No. 1109, Highland Park CHSL, Kolshet Road, Highland Hospital Smart, Dhokali, Thane – 400 607  <b>Email – <a href="mailto:santkrupaenterprises@gmail.com">santkrupaenterprises@gmail.com</a></b>
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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 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. 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 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 assets



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](mailto:info@axisfinance.in) | Website : [www.axisfinance.in](http://www.axisfinance.in)

CIN : U65921MH1995PLC212675



**AXIS FINANCE**

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/> 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)



Encl.: As above

#### **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"

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**SCHEDULE - II****DETAILS OF E-AUCTION**

Description of Property /s Date & Time of e-Auction	As per SCHEDULE – I	
	<b>On:</b> <b>30.12.2024</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: 27.12.2024</b> Before: 4:00 pm	
<b>Reserve Price:</b>		
<b>Property details</b>	<b>Amount (in in figures)</b>	<b>Amount in Words</b>
<b>Flat No. 904 -</b>	1,75,70,000	Rupees One Crore Seventy Five Lakhs Seventy Thousand Only
<b>Flat No. 905</b>	1,44,30,000	Rupees One Crore Forty Four Lakhs Thirty Thousand Only
* Price below which the Flat /property/s will not be sold		
<b>Earnest Money Deposit (10% of RP):</b>		
<b>Property details</b>	<b>Amount (in in figures)</b>	<b>Amount in Words</b>
<b>Flat No. 904 -</b>	17,57,000	Rupees Seventeen Lakhs Fifty Seven Thousand Only
<b>Flat No. 905</b>	14,43,000	Rupees Fourteen Lakhs Forty Three Thousand Only
<b>Bid Increment Amount:</b> Rs. 1,00,000/- (Rupees One Lac Only).		
<b>Contact Person Details &amp; Mob. Nos.:</b> Mr Aditya Vyas: Mob: 7276787990 & Mr. Swapneil Tiwari: Mob: 9820063208		

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