

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 **28.12.2024** for recovery of **Rs. 1,83,15,784/- (Rupees One Crore Eighty Three Lakhs Fifteen Thousand Seven Hundred Eighty Four Only)** as on **05.12.2024** (amount o/s as on the date of the demand notice dated 17.01.2023 issued u/s 13(2) of SARFAESI Act – **Rs. 1,25,85,444/- (One crore twenty-five lakh eighty-five thousand fourth 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) Mr. Sushil Kumar (Borrower & Mortgagor), (2) Ms. Vandana Karamchandani (Co-Borrower)**. 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> |
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| All the Piece and Parcel. (1) The Commercial Property Shop no. 3 on Ground Floor and First Floor, Part of AMC no. 18/265 = 36/206, Measuring 98.81 Sq. feet and Addl. Terrace Area 40.68 Sq. feet, Situated at Chhota Silawat Mohalla, Diggi Bazar, Ajmer and bounded as under:- East :- Shop no. 4 West :- Shop no. 2 North :- Common Passage South :- Other's Property (2) The Commercial Property Shop no. 4 on Ground Floor and First Floor, Part of AMC no. 18/265 = 36/206, Measuring 98.81 Sq. feet and Addl. Terrace Area 40.68 Sq. feet, Situated at Chhota Silawat Mohalla, Diggi Bazar, Ajmer and bounded as under:- East :- Shop no. 5 West :- Shop no. 3 North :- Common Passage South :- Other's Property (3) The Commercial Property Shop no. 5 on Ground Floor and First Floor, Part of AMC no. 18/265 = 36/206, Measuring 148.50 Sq. feet, Situated at Chhota Silawat Mohalla, Diggi Bazar, Ajmer and bounded as under:- |

East :- Property AMC no. 36/204

West :- Passage and Shop no. 4

North :- Property AMC no. 36/205

South :- Other's Property

(4) The Residential Property on Second Floor and Third Floor, Part of AMC no. 18/265, Measuring 729.00 Sq. feet, Situated at **Chhota Silawat Mohalla, Diggi**

Bazar, Ajmer and bounded as under:-

East :- Property AMC no. 36/204

West :- Street Road

North :- Property AMC no. 18/264, 36/205

South :- Other's Property

SCHEDULE – II

DETAILS OF E-AUCTION

| Description of Property /s | As per SCHEDULE – I |
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| Date & Time of e-Auction | On: 12.01.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each |
| Date & Time for Bid Submission | On: 08.01.2025 Before: 4:00 pm |
| Reserve Price: 1,21,82,197/- (Rupees One Crore Twenty One Lakhs Eighty Two Thousand One Hundred Ninety Seven Only) * Price below which the Flat /property/s will not be sold | |
| Earnest Money Deposit (10% of RP): Rs. 12,18,219/- (Rupees Twelve Lakhs Eighteen Thousand Two Hundred Nineteen Only) | |
| Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only). | |
| Contact Person Details & Mob. Nos.: Mr.Sarthak Sharma, Mob: 7982992366 & 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;

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| 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. |

Authorized Officer
Axis Finance Limited

Date: **09.12.2024**
Place: Mumbai