

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 **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 **26th June, 2024** for recovery of **Rs. 1,67,13,744/ (Rupees One Crore Sixty Seven Lakhs Thirteen Thousand Seven Hundred and Forty Four Only) as on 05th May, 2023** (amount o/s as on the date of the demand notice dated 31st August, 2023 issued u/s 13(2) of SARFAESI Act – Rs. 1,51,30,080/- (Rupees One Crore Fifty Lakhs Thirty Thousand and Eighty 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) NEMCHAND ALGO SWARNKAR (Borrower/Mortgagor), (2) PUSHPADEVI NEMCHAND SWARNKAR (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

<u>Description of Immovable Secured Asset</u>
<u>PROPERTY - 1</u>
All that Piece and Parcel of property bearing Flat No. 2605, area admeasuring 638 sq.ft., 26th Floor, Building No. 2, Vijay Galaxy Building No. 1 & 2 CHSL, also one stilt car parking space No. LS-99 constructed on land bearing Survey No. 208, Hissa No. 2,3,4A, 4B, 4C, 4D, 5, 5/1, 5/2, 7, Vijay Galaxy Complex, Waghbil Naka, Off Ghodbunder Road, lying, being and situate at Village Kavesar, Taluka & District Thane, Thane West-400615.
<u>PROPERTY - 2</u>
All that Piece and Parcel of property bearing Flat No. 703, area admeasuring 520 sq.ft. 7th Floor, Sai Shraddha Apartment, constructed on the Final Plot NO. 104, Sub Plot No. 2, T.P.S. No. 1 bearing Survey No. 382 Hissa No.1, corresponding C.T.S. No. 1217, original Plot No. 202, lying behind and situate at Village Panchpakhadi, Taluka & District Thane, Hajuri, Wagle Estate, Thane West, Dist. Thane-400604.



Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,
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



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SCHEDULE - II

DETAILS OF E-AUCTION

PROPERTY - 1

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	On: 26.06.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 24.06.2024 Before: 4:00 pm
Reserve Price: 1,05,00,000/- (Rupees One Crore Five Lakhs Only)	
* Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 10,50,000/- (Rupees Ten Lakhs Fifty Thousand Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Swapneil Tiwari: 9820063208 & Mr. Aditya Vyas: 7276787990	

PROPERTY - 2

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	On: 26.06.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 24.06.2024 Before: 4:00 pm
Reserve Price: 58,50,000/- (Rupees Fifty Eight Lakhs Fifty Thousand Only)	
* Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 5,85,000/- (Rupees Ten Lakhs Fifty Thousand Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Swapneil Tiwari: 9820063208 & Mr. Aditya Vyas: 7276787990	

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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.**


**Authorized Officer
Axis Finance Limited**



Date: 16th May, 2023

Place: Mumbai

Regd. Office

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