

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/May/85

Dated: 16/05/2024

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,

1. NEMCHAND ALGO SWARNKAR (Borrower/Mortgagor) 703, Sai Shraddha Apartment, Near ShivSena Shakha, Hajuri, Thane, Maharashtra - 400504 Also at: 2605, 26 th Floor, Building No. 2, Vijay Galaxy, Waghbil Naka, Vijay Nagari, Waghbil Road, Thane (W) - 400 607 Email ID: nemchands@gmail.com	2. PUSHPDEVI SWARNKAR (Co-Borrower - I) 703, Sai Shraddha Apartment, Near ShivSena Shakha, Hajuri, Thane, Maharashtra - 400504 Also at: 2605, 26 th Floor, Building No. 2, Vijay Galaxy, Waghbil Naka, Vijay Nagari, Waghbil Road, Thane (W) - 400 607 Email ID: nemchands@gmail.com
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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 outstanding dues of **Rs. 1,67,13,744/- (Rupees One Crore Sixty-Seven Lakhs Thirteen Thousand Seven Hundred Forty Four Only) as on 05th May, 2024** (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-One Lakhs Thirty Thousand Eighty 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.



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



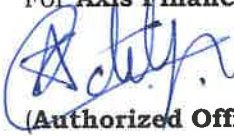
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Please also note that if the entire amount of outstanding dues together with the cost, charges and expenses incurred is not tendered before publication of notice for sale of the secured assets by public auction by inviting quotations tender from public 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 **26th June, 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**


(Authorized Officer)



Encl.: As above

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SCHEDULE - I

<u>Description of Immovable Secured Asset</u>
<p style="text-align: center;"><u>PROPERTY - 1</u></p>
<p>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.</p>
<p style="text-align: center;"><u>PROPERTY - 2</u></p>
<p>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</p>



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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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