

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 **29th July 2024** for recovery of **Rs. 1,70,84,822/- (Rupees One Crore Seventy Lakhs Eighty Four Thousand Eight Hundred Twenty Two Only)** as on **05th July, 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 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.



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



AXIS FINANCE

SCHEDULE - II

DETAILS OF E-AUCTION

PROPERTY - 1

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I On: 29.07.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 26.07.2024 Before: 4:00 pm
Reserve Price: 94,50,000/- (Rupees Ninety Four Lakhs Fifty Thousand Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 9,45,000/- (Rupees Nine Lakhs Forty Five 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	

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 15 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: 12th July, 2024

Place: Mumbai

Regd. Office

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