

### 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 **14<sup>th</sup> October, 2024** for recovery of **Rs. 52,65,492/- (Rupees Fifty-Two Lakh Sixty-Five Thousand Four Hundred Ninety-Two Only)** as on **05<sup>th</sup> September, 2024** (amount o/s as on the date of the demand notice dated 12<sup>th</sup> December, 2022 issued u/s 13(2) of SARFAESI Act - Rs.41,81,313/- (Rupees Forty One Lakh Eighty One Thousand Three Hundred Thirteen 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) P M CREATION (Borrower/Mortgagor), (2) RAMILABEN MUKESHBHAI SAVANI (Co-Borrower) and MUKESH RAMJIBHAI SAVANI (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>
<b>Property details - All that Piece and Parcel of:</b> <b>Immovable Property Being Unit/Shop No. B/109, B/110, B/111, B/112 on First Floor, having area admeasuring 31.68 Sq. Mtrs. i.e. 341 Sq. Ft. (Super Built Up) along with undivided share in land admeasuring 14.86 Sq. Mtrs. in the scheme known as Sukh Shanti Complex situated at land bearing consolidated Block No. 313 paiki/paiki 1 of Old Block No. 313 paiki [Old Survey No. 205] &amp; Old Block No. 317 Paiki [Old Survey Nos. 201 &amp; 202] of Mouje Changodar Taluka Sanand in the District of Ahmedabad and Registration Sub District of Sanand within the State of Gujarat;</b>



#### 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**

<b>Description of Property /s Date &amp; Time of e-Auction</b>	<b>As per SCHEDULE - I</b>
	<b>On:</b> <b>14.10.2024</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: 11.10.2024</b> Before: 4:00 pm
<b>Reserve Price: Rs.32,40,000/- (Rupees Thirty-Two Lakh Forty Thousand Only)</b> * Price below which the Flat /property/s will not be sold	
<b>Earnest Money Deposit (10% of RP): Rs.3,24,000/- (Rupees Three Lakh Twenty-Four Thousand Only)</b>	
<b>Bid Increment Amount: Rs. 10,000/- (Rupees Ten Thousand Only).</b>	
<b>Contact Person Details &amp; Mob. Nos.:</b> Mr. Swapneil Tiwari: 9820063208 Mr. Rajesh Borade: 9969042240	

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](http://www.axisfinance.in);

<b>STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) /RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.</b>
<b>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.</b>

Date: **24<sup>th</sup> September, 2024**  
Place: Mumbai

  
**Authorized Officer**  
**Axis Finance Limited**



**Regd. Office**

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