

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/Sep/131

Dated: 24/09/2024

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. <b>P M CREATION (Borrower/Mortgagor)</b> PLOT NO 115 C, MAHATMA INDUSTRIAL SOCIETY, KAPODARA, VARACHHA ROAD, SURAT-395006 GUJARAT.	2. <b>RAMILABEN MUKESHBHAI SAVANI (Co-Borrower)</b> J-103, VRAJ VILLA RESIDENCY, VRAJ CHOWK, SARTHANA, SIMADAGAM SURAT-395006 GUJARAT.
3. <b>MUKESH RAMJIBHAI SAVANI (Co-Borrower)</b> J-103, VRAJ VILLA RESIDENCY, VRAJ CHOWK, SARTHANA, SIMADAGAM SURAT-395006 GUJARAT.	

**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. 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 for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.

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 **14<sup>th</sup>**

**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



*[Signature]*



**AXIS FINANCE**

October, 2024 through <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](http://www.axisfinance.com)

Yours truly,

For **Axis Finance Limited**



**Authorized Officer**



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**AXIS FINANCE**

### 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>

### 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	



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