

### 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 **26<sup>th</sup> October, 2023** for recovery of **Rs. 52,12,380 /- (Rupees Fifty-Two Lacs Twelve Thousand Three Hundred Eighty Only) as on 15th September, 2023** (amount o/s as on the date of the demand notice dated 15th July, 2022 issued u/s 13(2) of SARFAESI Act – Rs. 43,97,401/- (Rupees Forty-Three Lakh Ninety-Seven Thousand Four Hundred One 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) PATEL MAHEK NIRAJKUMAR (Borrower & Mortgagor), (2 PATEL PARUL NIRAJKUMAR (Co-Borrower & Mortgagor), (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

##### Description of Immovable Secured Asset

**All that Piece and Parcel of Commercial property R.S. no. 128/1, Block no. 204, T.P. Scheme no. 69, F.P. no. 173, Known as "MARK POINT" Paikki Building-C, Ground Floor, Shop no. C-32 & C-33, Super Built admeasuring 418.00 Sq. Fts., Built up area admeasuring 24.96 Sq. Mtrs., Carpet area admeasuring 22.98 Sq. Mtrs., at Registration District & Sub-District Choryasi District Surat within the State of Gujarat.**

**Details of the secured assets are more particularly described in MOE Dated – 02/December/2020.**



#### 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**

Name of Borrower/ Mortgagor	Description of Property /s	Date & Time of e-Auction	Auction Sale Details:		Date & Time for Bid Submission
(1) PATEL MAHEK NIRAJKUMAR (Borrower & Mortgagor)  (2) PATEL PARUL NIRAJKUMAR (Co-Borrower & Mortgagor)	As per SCHEDULE – I	Date: 26.10.2023  Time: From: 11.00 am to: 12.00 noon  with unlimited extensions of 5 minutes each	Reserve Price:		On: 24.10.2023 Before: 4:00 pm
			RP (Rs. in Figures)	RP (Rs. In Words)	
			42,96,000/-	Rupees Forty Two Lacs Ninety Six Thousand Only.	
			* Price below which the Flat /property/s will not be sold		
			Earnest Money Deposit (EMD):		Contact Person Details & Mob. Nos.:  Mr. Ankit Surana: 7718885589  Mr. Swapneil Tiwari: 9820063208  Ms. Payal Gheewala: 8850374741
			EMD (10% of RP) (Rs. in Figures)	EMD (10% of RP) (Rs.in Words)	
			4,29,600/-	Rupees Four Lacs Twenty Nine Thousand Six Hundred Only.	
			Bid Increment Amount:		
Rs. 1,00,000/- (Rupees One Lac Only).					

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);



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**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: **15<sup>th</sup> September, 2023**

Place: **Mumbai**

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