

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/September/2023 – 24/24

Date: 15/09/2023

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,

PATEL MAHEK NIRAJKUMAR (Borrower)	PATEL PARUL NIRAJKUMAR (Co-Borrower)
Address: B-3-25, GIDC Colony, Gujarat Housing Board, Opp. Batliboi, Company, Pandesara, Surat	Address: B-3-25, GIDC Colony, Gujarat Housing Board, Opp. Batliboi, Company, Pandesara, Surat

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 amount of outstanding dues 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 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).

Regd. Office

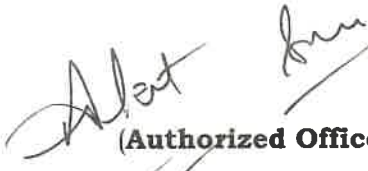
Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,
Pandurang Budhkar Marg, Worli, Mumbai - 400 025
Tel : 022-2425 2525 | Fax : 022-4325 3000
Email : info@axisfinance.in | Website : www.axisfinance.in
CIN : U65921MH1995PLC212675



AXIS FINANCE

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 October, 2023** 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

Yours truly,
For **Axis Finance Limited**


(Authorized Officer)
Encl.: As above



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SCHEDULE – I

Description of Immovable Secured Asset

All the 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.**



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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 NIRAJKUM AR (Borrower & Mortgagor) (2) PATEL PARUL NIRAJKUM AR (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.	

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			Bid Increment Amount: Rs.1,00,000/- (Rupees One Lac Only)	
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