

### 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 **16<sup>th</sup> December, 2024** for recovery of **Rs. 62,33,472/- (Rupees Sixty-Two Lakh Thirty-Three Thousand Four Hundred Seventy-Two Only)** as on **5<sup>th</sup> November, 2024** (amount o/s as on the date of the demand notice dated 15<sup>th</sup> 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

<u>Description of Immovable Secured Asset</u>
<b>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 &amp; 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 &amp; Sub-District Choryasi District Surat within the State of Gujarat.</b>

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



#### Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor,  
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>16.12.2024</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: 13.12.2024</b> Before: 4:00 pm
<b>Reserve Price: Rs.25,83,000/- (Rupees Twenty-Five Lakhs Eighty-Three Thousand only)</b> * Price below which the Flat /property/s will not be sold	
<b>Earnest Money Deposit (10% of RP): Rs. 2,58,300/- (Rupees Two Lakh Fifty-Eight Thousand Three Hundred 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);

#### **STATUTORY 15 DAYS SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

**This may be treated as notice under 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.**

Date: 27<sup>th</sup> November, 2024  
Place: Mumbai

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



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