

By Registered AD/Speed Post/Courier/Email/Whatsapp

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/Nov/178

Dated: 27.11.2024

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>PRATIK SUBHASH KADAM (Borrower/Mortgagor)</b> A Type Quarter, Behind A.D.C.C. Bank, Lohgaon, Pravaranagar, Ahmednagar, Maharashtra-413712  <b>Also at:</b> 303 & 304, Building E-1, Silveroak, Greenview Society, Pimpalwadi Road, Shirdi, Ahmednagar, Maharashtra, 423 109  <b>Email</b> <b>ID:</b> subhashkadam53400@gmail.com	2. <b>MANGAL SUBHASH KADAM (Co-Borrower I)</b> A Type Quarter, Behind A.D.C.C. Bank, Lohgaon, Pravaranagar, Ahmednagar, Maharashtra-413712  <b>Also at:</b> 303 & 304, Building E-1, Silveroak, Greenview Society, Pimpalwadi Road, Shirdi, Ahmednagar, Maharashtra, 423 109  <b>Email</b> <b>ID:</b> subhashkadam53400@gmail.com
3. <b>MR. SUBHASH SHRIDHAR KADAM (Co-Borrower-II)</b> A Type Quarter, Behind A.D.C.C. Bank, Lohgaon, Pravaranagar, Ahmednagar, Maharashtra-413712  <b>Also at:</b> 303 & 304, Building E-1, Silveroak, Greenview Society, Pimpalwadi Road, Shirdi, Ahmednagar, Maharashtra, 423 109  <b>Email</b> <b>ID:</b> subhashkadam53400@gmail.com	4. <b>KADAM PATIL CONSTRUCTIONS (Co-Borrower-III)</b> 304, Building E-1, Silveroak, Greenview Society, Pimpalwadi Road, Shirdi, Ahmednagar, Maharashtra, 423 109  <b>Email</b> <b>ID:</b> subhashkadam53400@gmail.com

**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. 37,04,139/- (Rupees Thirty Seven Lakhs Four Thousand One Hundred Thirty Nine Only)** due as on 05.10.2024

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**

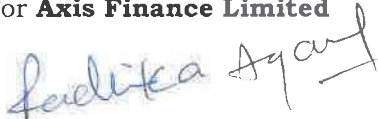
(amount o/s as on the date of the demand notice dated 05.10.2023 issued u/s 13(2) of SARFAESI Act – Rs. 35,96,125/- (Rupees Thirty-Five Lacs Ninety Six Thousand One Hundred Twenty Five Only) with further interest at the contractual rates, along with default/penal interest and other charges etc., till 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 **30.12.2024** through [https://sarfaesi.auctiontiger.net /EPROC/](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)



Encl.: As above

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### SCHEDULE - I

#### Description of Immovable Secured Asset

All that Piece and Parcel of Flat No. 303, Second Floor, area admeasuring 600 Sq. ft., i.e. 55.76 Sq.mtrs. & Flat No. 304, Second Floor, area admeasuring 600 Sq. ft. i.e. 55.76 Sq. mtrs., "E-1 Type Building", "Green View Society", constructed on area admeasuring 2799.25 Sq. mtrs., sub Plot No. 3, Old Survey No. 51/10, New Survey No. 51/10/4, situated at Shirdi, within the limits of Shirdi Nagar Council, Shirdi Taluka - Rahata, District Ahmednagar - 423 109.

### 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>30.12.2024</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: 27.12.2024</b> Before: 4:00 pm
<b>Reserve Price: 48,00,000/- (Rupees Forty Eight Lakhs Only)</b> * Price below which the Flat /property/s will not be sold	
<b>Earnest Money Deposit (10% of RP): Rs. 4,80,000/- (Rupees Four Lakh Eighty Thousand Only)</b>	
<b>Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).</b>	
<b>Contact Person Details &amp; Mob. Nos.:</b> Mr. Aditya Vyas: Mob: 727679908 Mr. Swapneil Tiwari: Mob: 9820063208	



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