

### 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 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 **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 28<sup>th</sup> February, 2025** for recovery of **Rs.1,22,45,376/- (Rupees One Crore Twenty-Two Lakhs Forty-Five Thousand Three Hundred and Seventy-Six Only) as on 5<sup>th</sup> January, 2025** (amount o/s as on the date of the demand notice dated 26<sup>th</sup> July, 2024 issued u/s 13(2) of SARFAESI Act – Rs. 1,15,76,156/- (Rupees One Crore Fifteen Lakh Seventy-Six Thousand One Hundred Fifty-Six 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) SUDHIR DALSUKHBHAI KOTADIYA (Borrower/Mortgagor) (2) RANJANBEN SUDHIRBHAI KOTADIYA (Co-Borrower I) (3) DALSUKHBHAI P KOTADIYA (Co-Borrower II) (4) MUKTABEN D KOTADIYA (Co-Borrower III) (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 freehold immovable property **Office No. 313** on 3<sup>rd</sup> Floor having its carpet area admeasuring 148.08 sq. mtrs., together with undivided share in land admeasuring 75.99 sq. mtrs., with common facilities and amenities in the scheme known as **"SANKALP ICON"** constructed on Non-agricultural Land of Sub Plot No. 3 admeasuring 1868 sq. mtrs., made out of Final Plot No. 140 admeasuring 9834 sq. mtrs., (allotted in lieu of Survey No. 517/2/2) of Town Planning Scheme No. 111 situate, lying and being at Mouje Nikol Taluka Asarwa & District Ahmedabad and Registration Sub- **District Ahmedabad-12** (Nikol) within the state of Gujarat. The property is bounded as under: **East:** Scheme Passage, **North:** T.P. Road, **West:** Scheme Margin, **South:** Office No. 312.



#### 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](mailto:info@axisfinance.in) | Website : [www.axisfinance.in](http://www.axisfinance.in)  
CIN : U65921MH1995PLC212675



**AXIS FINANCE**

## SCHEDULE - II

### DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	<b>On:</b> <b>05.03.2025</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: 03.03.2025</b> Before: 4:00 pm
<b>Reserve Price: Rs. 1,25,00,000/- (Rupees One Crore Twenty-Five Lakh Only)</b> * Price below which the Flat /property/s will not be sold	
<b>Earnest Money Deposit (10% of RP): Rs.12,50,000/- (Rupees Twelve Lakh Fifty Thousand Only)</b>	
<b>Bid Increment Amount:</b> Rs. 1,00,000/- (Rupees One Lakh Only).	
<b>Contact Person Details &amp; Mob. Nos.:</b> Mr. Swapneil Tiwari: 9820063208 Ms. Radhika Agarwal: 8604974201	

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);

<b>STATUTORY 30 DAYS SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.</b>
<b>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.</b>

*Radhika Agarwal*  
**Authorized Officer**  
**Axis Finance Limited**

Date: **27<sup>th</sup> January, 2025**

Place: Mumbai

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