

### 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 **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 for recovery of **Rs. 1,63,31,038/- (Rupees One Crore Sixty Three Lakhs Thirty One Thousand and Thirty Eight Only) as on 05<sup>th</sup> September, 2024** (amount o/s as on the date of the demand notice dated 21<sup>st</sup> August, 2023 issued u/s 13(2) of SARFAESI Act – Rs. 1,53,60,489/- (Rupees One Cröre Fifty-Three Lakhs Sixty Thousand Four Hundred Eighty-Nine 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) VINIT CHANDRAHAS RAI (Borrower/Mortgagor), (2) PUSHPA CHANDRAHAS RAY (Co-Borrower), (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>
All that piece and parcel of Flat No. 703, admeasuring 1334 sq. ft. built up area i.e., Carpet area 960 sq. ft. on the 7th floor in the A Wing of the building known as 'Sea Queen Excellency' of the Society Known as "SEA QUEEN EXCELLENCY CO-OP HSG. SOC. LTD," constructed on the land bearing Plot Nos. 63 to 65 & 73 to 75, Sector-44A, Nerul (West), Navi Mumbai-400 706, within the limits of Navi Mumbai Municipal Corporation within the jurisdiction districts Thane.

#### SCHEDULE - II DETAILS OF E-AUCTION

<b>Description of Property / s</b>	<b>As per SCHEDULE - I</b>
<b>Date &amp; Time of e-Auction</b>	<b>On:</b> <b>14.10.2024</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: 11.10.2024</b> Before: 4:00 pm
<b>Reserve Price: 2,20,44,000/- (Rupees Two Crores Twenty Lakhs Forty-Four Thousand Only)</b>	
* Price below which the Flat /property/s will not be sold	

#### 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**

**Earnest Money Deposit** (10% of RP): **Rs. 22,04,400/-** (Rupees Twenty Two Lakhs Four Thousand Four Hundred Only)

**Bid Increment Amount:** Rs. 50,000/- (Rupees Fifty Thousand Only).

**Contact Person Details & Mob. Nos.:** Mr. Swapneil Tiwari: 9820063208 &  
Mr. Aditya Vyas: 7276787990

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 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.**

**Date: 06<sup>th</sup> September 2024**  
**Place: Mumbai**

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



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