

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/SEP/118

Dated: 06/09/2024

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. VINIT CHANDRAHAS RAI (Borrower/Mortgagor) Flat No. 203, 2nd Floor, Roshan CHS Ltd., JB Nagar Behind Prajakta CHS Ltd., Andheri East, Mumbai, Maharashtra- 400059. Also At: Flat No. 703, 7 th Floor, A Wing, Sea Queen Excellency Co-Operative Housing Society Limited, Sector 44 A, Nerul (W), Navi Mumbai – 400 706. Email ID: raivinit14@gmail.com	2. PUSHPA CHANDRAHAS RAY (Co-Borrower - I) Flat No. 203, 2nd Floor, Roshan CHS Ltd., JB Nagar Behind Prajakta CHS Ltd., Andheri East, Mumbai, Maharashtra- 400059. Also At: Flat No. 703, 7 th Floor, A Wing, Sea Queen Excellency Co-Operative Housing Society Limited, Sector 44 A, Nerul (W), Navi Mumbai – 400 706. Email ID: raivinit14@gmail.com
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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 outstanding dues of **Rs. 1,63,31,038/- (Rupees One Crore Sixty Three Lakhs Thirty One Thousand and Thirty Eight Only)** as on **05th September, 2024** (amount o/s as on the date of the demand notice dated 21st August, 2023 issued u/s 13(2) of SARFAESI Act – Rs. 1,53,60,489/- (Rupees One Crore 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



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

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 **14th October, 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

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. 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**

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	On: 14.10.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 11.10.2024 Before: 4:00 pm
Reserve Price: 2,20,44,000/- (Rupees Two Crores Twenty Lakhs Forty-Four Thousand Only) * Price below which the Flat /property/s will not be sold	
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	



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