

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 **30.12.2024** for recovery of **Rs. 3,80,78,683/- (Rupees Three Crore Eighty Lakhs Seventy Eight Thousand Six Hundred Eighty Three Only) as on 05.11.2024** (amount o/s as on the date of the demand notice dated 12.01.2024 issued u/s 13(2) of SARFAESI Act – Rs.3,42,62,814/- (Rupees Three Crores Forty Two Lacs Sixty Two Thousand Eight Hundred and Fourteen 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) Mr. Gaurav Verma (Borrower & Mortgagor), (2) Ms. Richa (Co-Borrower) 3) Mr. Prem Sagar Verma (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>
Property situated near Railway Crossing, Village Dharampur, Hadbast No.152, Tehsil Kalka Distt Panchkula more particularly as defined hereunder:
1. Property measuring 00 Bigha 01 Biswa 04 Biswasi, (60 Sq. Yard) comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 2/3400 share measuring 00 Bigha 00 Biswa 02 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitte 02 Tadadi 00 Bigha 00 Biswa 17 Biswa and its 2/340 share measuring 00 Bigha 00 Biswa 02 Biswasi and Khata No. 7/8 Khasra No. 54(1-0) Kitta 01 Rakba 01 Bigha 00 Biswa and its 20/400 share measuring 00 Bigha 01 Biswa total property 00 Bigha 01 Biswa 04 Biswasi, Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).
2. Property measuring 00 Bigha 01 Biswa 04 Biswasi (60 Sq. Yard), comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 3/3400 share measuring 00 Bigha 00 Biswa 03 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitte 02 Tadadi 00 Bigha 17 Biswa and its 4/340 share measuring 04 Biswasi and Khata No. 7/8 Khasra No. 54(1-0), Kitta 01 Tadadi 01 Bigha 00 Biswa and its 17/400 share measuring 00 Bigha 00 Biswa 17 Biswasi total property 00 Bigha 01 Biswa 04 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).

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



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3. Property measuring 00 Bigha 01 Biswa 03 Biswasi (57.5 Sq. Yard), comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 20/3400 share measuring 00 Bigha 01 Biswa and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitta 02 Tadadi 00 Bigha 17 Biswa and its 3/340 share measuring 00 Bigha 00 Biswa 03 Biswasi total property 00 Biswa 01 Biswa 03 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India)
4. Property measuring 00 Bigha 01 Biswa 04 Biswasi (60 Sq. Yard) comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 21/3400 share measuring 00 Bigha 01 Biswa 01 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitta 02 Tadadi 00 Bigha 17 Biswa and its 3/340 share measuring 00 Bigha 00 Biswa 03 Biswasi total property 00 Bigha 01 Biswa 04 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).
5. Property measuring 00 Bigha 01 Biswa 10 Biswasi (75 Sq. Yard) comprising in Khata no. 4/4 Khasra No. 53(8-10), and its 6/3400 share measuring 00 Biswa 06 Biswasi and Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2) Kitta 02 Tadadi 00 Bigha 17 Biswa and its 10/340 share measuring 00 Bigha 00 Biswa 10 Biswasi, Khata No. 7/8, Khasra No. 54(1-0), Tadadi 1-0 its 14/400 share measuring 00 Bigha 00 Biswa 14 Biswasi total property 00 Bigha 01 Biswa 10 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).
6. Property measuring 00 Bigha 02 Biswa 10 Biswasi (125 Sq. Yard) comprising in Khata No. 5/5 Khasra No. 174/47(0-15), 176/47(0-2), Kitta 02 Tadadi 00 Bigha 17 Biswa and its 14/340 share measuring 00 Bigha 00 Biswa 14 Biswasi, Khata No. 7/8 Khasra No. 54(1-0), Tadadi 1-0 and its 36/400 share measuring 00 Bigha 01 Biswa 16 Biswasi total property 00 Bigha 02 Biswa 10 Biswasi Situated at Mauja Dharampur, Hadbast No. 152, Tehsil Kalka, Distt Panchkula Haryana (India).



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SCHEDULE – II

DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction	As per SCHEDULE – I
	On: 30.12.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 27.12.2024 Before: 4:00 pm
Reserve Price: 5,36,72,500/- (Rupees Five Crore Thirty Six Lakhs Seventy Two Thousand Five Hundred Only)	
* Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 53,67,250/- (Rupees Fifty Three Lakhs Sixty Seven Thousand Two Hundred Fifty Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr.Sarthak Sharma, Mob: 7982992366 & Mr. Swapneil Tiwari: Mob: 9820063208	

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;

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.


Authorized Officer
Axis Finance Limited

Date: 26.11.24
Place: Mumbai

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