

By Registered AD/Speed Post/Courier/Email

**WITHOUT PREJUDICE**

Ref. No. AFL/CO/2024-25/Legal/Feb/43

Dated: 01/03/2024

**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>PATEL MAHEK NIRAJKUMAR (Borrower)</b><br><br>Address:<br>B-3-25, GIDC Colony, Gujarat<br>Housing Board, Opp. Batliboi,<br>Company, Pandesara, Surat | 2. <b>PATEL PARUL NIRAJKUMAR (Co-Borrower)</b><br><br>Address:<br>B-3-25, GIDC Colony, Gujarat<br>Housing Board, Opp. Batliboi,<br>Company, Pandesara, Surat |
|---|--|

**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 55,63,820 /- (Rupees Fifty Five Lakh Sixty Three Thousand Eight Hundred and Twenty Only)** as on 5th February, 2024 (amount o/s as on the date of the Demand Notice dated 15<sup>th</sup> July, 2022 issued u/s 13(2) of SARFAESI Act – Rs. 43,97,401/- (Rupees Forty-Three Lakh Ninety-Seven Thousand Four Hundred One 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).

**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**

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 **29th March, 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**

*Ananika*  
(Authorized Officer)

Encl.: As above

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## **SCHEDULE - I**

### **Description of Immovable Secured Asset**

**All the Piece and Parcel of**

**Commercial property R.S. no. 128/1, Block no. 204, T.P. Scheme no. 69, F.P. no. 173, Known as "MARK POINT" Paikki Building-C, Ground Floor, Shop no. C-32 & C-33, Super Built admeasuring 418.00 Sq. Fts., Built up area admeasuring 24.96 Sq. Mtrs., Carpet area admeasuring 22.98 Sq. Mtrs., at Registration District & Sub-District Choryasi District Surat within the State of Gujarat.**

**Details of the secured assets are more particularly described in MOE Dated - 02/December/2020.**



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## **SCHEDULE - II**

### **DETAILS OF E-AUCTION**

| <b>Description of Property /s<br/>Date &amp; Time of e-Auction</b>   | <b>As per SCHEDULE - I</b>  |
|--|---|
|  | <b>On:</b><br><b>29.03.2024</b><br><b>Time:</b><br>From: 11.00 am to: 12.00 noon<br>with unlimited extensions of 5 minutes each |
| <b>Date &amp; Time for Bid Submission</b>  | <b>On: 27.03.2024</b><br>Before: 4:00 pm  |
| <b>Reserve Price: 38,66,400/- (Rupees Thirty Eight Lakhs Sixty Six Thousand and Four Hundred only)</b>                       |   |
| * Price below which the Flat /property/s will not be sold  |   |
| <b>Earnest Money Deposit (10% of RP): Rs. 3,86,640/- (Rupees Three Lakhs Eighty Six Thousand Six Hundred and Forty Only)</b> |   |
| <b>Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).</b>   |   |
| <b>Contact Person Details &amp; Mob. Nos.:</b> Mr. Ankit Surana: 7718885589 &<br>Mr. Swapneil Tiwari: 9820063208             |   |



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