

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 **November 30, 2026** for recovery of **Rs. 7,63,31,303/- (Rupees Seven Crores Sixty Three Lakhs Thirty One Thousand Three Hundred and Three Only)**, due as on **June 15, 2026** with further interest at the contractual rates, along with default/penal interest and other charges etc., from June 16, 2026 till final payment / realization from the Borrowers / Mortgagors / Guarantors, i.e. **((1) Dynamic Corporate Solution Private Limited (Borrower); 2) Mr. Shrikrishna B Gadekar (Co-Borrower - 1); and 3) Mrs. Sarika Shrikrishna Gadekar (Co-Borrower - 2) (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
Property being Residential Apartment No. 703, area admeasuring 200.84 sq.mtrs. (2161.84 sq.ft.) usable Floor area of attached Exclusive Open Balcony Area admeasuring 18.66 sq.mtrs. (200.86 sq.ft.), usable Floor area of enclosed Balcony Area admeasuring 13.72 sq.mtrs. (147.68 sq.ft), attached usable floor area of open Terrace/Terrace Garden admeasuring 13.88 sq.mtrs. (149.40 sq.ft.), Total Usable area 247.10 sq.mtrs. (2659.78 sq.ft.), on the 7 th Floor, in the Building known as "Eminence Project 2", now the Society known as "Eminence Co-operative Housing Society Ltd., constructed on land bearing Plot No. C, admeasuring 6,360.66 sq.mtrs. out of sub-division layout of larger land admeasuring 28,300 sq.mt. (sanctioned by the Municipal Corporation of the City of Pune vide No. CC/4073/13, dated 13/03/2014 bearing Survey No. 230A/5 as per Phalni baara) bearing Survey No. 230A/3/1 and Survey No. 231/1/1, situate at Village Lohgaon of City of Pune, Taluka Haveli, District Pune, within the limits of Registration District of Pune and within the limits of Pune Municipal Corporation within the limits of Registration District and Sub-District of Haveli, Taluka Haveli, Dist. Pune.



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



AXIS FINANCE

SCHEDULE - II
DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	On: November 30, 2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: November 27, 2026 Before: 4:00 pm

RESERVE PRICE AND EMD

Reserve Price	Earnest Money Deposit Amount
Rs. 4,67,00,000/- (Rupees Four Crore Sixty Seven Lakhs Only).	Rs. 46,70,000/- (Rupees Forty Six Lakhs Seventy Thousand Only)

Note- Reserve Price is the price below which the Flat /property/s will not be sold).
Earnest Money Deposit (EMD) is 10% of Reserve Price

Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).

Contact Person Details & Mob. Nos.: Mr. Ayan Bhattacharya: +91 9811710558 /
Ms. Radhika Agarwal: +91 99201 77772

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.

Date: October 21, 2026

Place: Mumbai


Authorized Officer
Axis Finance Limited

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