

BY SPEED POST AD/EMAIL

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Oct/1089

October 21, 2026

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. Dynamic Corporate Solution Private Limited (Borrower) SN No. 230/A/3/1/1, Office No. A/114, Town Square Shopping Centre, Viman Nagar, Pune – 411 014 Maharashtra finance@dynamicsolutions.co.in +91 9225505616	2. Mr. Shrikrishna B Gadekar (Co-Borrower – I / Security Provider) Dhanlaxmi Vihar, Sr. No. 20/1, Dhanori Road, Parandenagar, Pune – 411 015 Maharashtra finance@dynamicsolutions.co.in +91 9225505616
3. Mrs. Sarika Shrikrishna Gadekar (Co-Borrower – II) Dhanlaxmi Vihar, Sr. No. 20/1, Dhanori Road, Parandenagar, Pune – 411 015 Maharashtra finance@dynamicsolutions.co.in +91 9225505616	

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 the provisions of section 13(8) of the SARFAESI Act where under you can tender the entire outstanding dues 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 together with applicable interest, further interest, default interest, premia, costs, charges etc. at contractual rates in respect of the Facility from June 16, 2026 till date of repayment** (as mentioned in the demand notice dated July 6, 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 for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.

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

Please also note that if the entire 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 **November 30, 2026** through <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

SCHEDULE – I

<u>Description of Immovable Secured Asset</u>
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.



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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 property 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



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