

## 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 Creditors, the **physical possession** of which has been taken by the Authorised Officer of Axis Finance Limited, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”**, on **29<sup>th</sup> April, 2026** for recovery of **Rs. 78,89,11,311.49 (Rupees Seventy-Eight Crores Eighty-Nine Lacs Eleven Thousand Three Hundred Eleven Only)** due as on 22<sup>nd</sup> November, 2023 with further interest w.e.f. 23<sup>rd</sup> November, 2023 at the contractual rates due and payable to **AXIS BANK LIMITED** and **Rs. 14,70,74,209 (Rupees Fourteen Crores Seventy Lacs Seventy Four Thousand Two Hundred and Nine Only)** due as on 20<sup>th</sup> November, 2023 with further interest w.e.f. 21<sup>st</sup> November, 2023 at the contractual rates due and payable to **AXIS FINANCE LIMITED** respectively along with default/penal interest and other charges etc., till final payment/realization from the Borrower / Mortgagors / Guarantors i.e. **M/s. Soham Estates (Borrower & Mortgagor), Mr. Chaitanya Nandlal Parekh (Partner & Guarantor), Mr. Ranjeev Vedprakash Malik (Partner & Guarantor), Mr. Sanjiv Vedprakash Malik (Partner & Guarantor) and M/s. Soham Real Estate Development Company Private Limited (Corporate Guarantor)**. The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

### SCHEDULE – I

All that undivided share in all that piece and parcel of land bearing Survey no. 240/2(pt), 240/3, 240/6, 240/7, 240/9, 240/10(pt), 240/11(pt), 242/1/2(pt), 242/1/3 Opp. Saraswati School, Off. Ghodbunder Road, lying, being and situated within the Village limits of Kavesar, Taluka Thane & District Thane in Registration and Sub – Registration District of Thane having an aggregate area of 8940 sq. mtrs bounded as follows:

On the East by: Tower 4 Jacaranda

On the West by: Sukur Residency and TMC Reservation

On the North by: Podium

On the South by: 40 mtrs wide Road

Together with all such constructions, buildings and appurtenances built thereupon or to be built thereupon in the structure known as Tower – V – Di vita in the Project Soham Tropical Lagoon.



#### 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**



**DETAILS OF SALE**

<b>Description of Property /s</b>	<b>Date &amp; Time of e-Auction</b>	<b>Auction Sale Details:</b>		<b>Date &amp; Time for Bid Submission</b>
As per <b>SCHEDULE - I</b>	<b>Date:</b> <b>29.04.2026</b>  <b>Time:</b> From: 11.00 a.m. To: 12.00 noon  with unlimited extensions of 5 minutes each	<b>Reserve Price:</b>		<b>On:</b> <b>27.04.2026</b> <b>Before:</b> <b>4:00 pm</b>
		<b>RP (Rs. in Figures)</b>	<b>RP (Rs. In Words)</b>	
		35.00 Crs	Rupees Thirty-Five Crores Only	
		<b>* Price below which the Flat /property/s will not be sold</b>		
		<b>Earnest Money Deposit (EMD):</b>		<b>Contact Person Details &amp; Mob. Nos.:</b>  <b>Mr. Priyabrata Patra</b>  Mob no.- 8444899900 (Email – priyabrata.patra@axisfinance.in)  <b>Ms. Radhika Agarwal</b>  Mob no. 8604974201 (Email radhika3.agarwal@axisfinance.in)
		<b>EMD (10% of RP) (Rs. In Figures)</b>	<b>EMD (10% of RP) (Rs. In Words)</b>	
3.50 Crs	Rupees Three Crores Fifty Lacs Only			
<b>Bid Increment Amount:</b>  <b>Rs. 10,00,000/-</b> (Rupees Ten Lacs Only).				

For detailed terms and conditions of sale, please refer to the link provided in the following websites i.e. <https://sarfaesi.auctiontiger.net/EPROC/> and [www.axisfinance.in](http://www.axisfinance.in) and [https://www.axisbank.com/auction-notices.;](https://www.axisbank.com/auction-notices;)

**STATUTORY 15 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: 09<sup>th</sup> April, 2026  
Place: Mumbai

**Regd. Office**

Axis Finance Limited, 'Axis House', Ground Floor,  
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