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WITHOUT PREJUDICE

SALE NOTICE

Ref. No.: AFL/CO/2026-27/Legal/Apr/6 29

Date: 09/04/2026

(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,

<p>M/s. Soham Estates</p> <p>Borrower & Mortgagor</p> <p>Partnership firm through its Partners Having office at Soham House, Hariom Nagar, Off. Eastern Express Highway Mulund – East, Mumbai – 400 081</p> <p>And</p> <p>Office No. 1010-B, 1st Floor Om Shiv Krupa CSHL Opp. Charai Shiv Sena Shakha, Charai, Thane – West, Thane – 400 601</p>	<p>Mr. Ranjeev Vedprakash Malik</p> <p>Partner & Guarantor</p> <p>Having office at Soham House, Hari Om Nagar Off. Eastern Express Highway Mulund (East), Mumbai-400 081.</p> <p>And</p> <p>Residing at: 35B, 2nd Floor, Aashit CHSL Koliwada, Azad Road, Santacruz West, Mumbai 400 054.</p>
<p>Mr. Chaitanya Nandlal Parekh</p> <p>Partner & Guarantor</p> <p>Having office at Soham House, Hari Om Nagar, Off. Eastern Express Highway Mulund (East), Mumbai-400 081.</p> <p>And</p> <p>Residing at: 102, Soham Co-op. Housing Society Ltd., Nahur, Mulund (West), Mumbai 400081.</p>	<p>Mr. Sanjiv Vedprakash Malik</p> <p>Partner & Guarantor</p> <p>Having Office at Soham" House, Hari Om Nagar Off. Eastern Express Highway Mulund (East), Mumbai-400 081.</p> <p>And</p> <p>Residing at: 65, Nakshatra, Pali Hill, Bandra – West, Mumbai 400 050</p>
<p>M/s. Soham Real Estate Development Company Private Limited</p> <p>Partner & Corporate Guarantor</p> <p>Having office at Office No.101-B, 1st Floor, Om Shiv Krupa CHSL Opp. Charai Shiv Sena Shakha, Charai, Thane West 400 601.</p>	

SUBJECT: Sale of Secured Asset on “As is where is And As is what is” basis through Public Auction (E-Auction Mechanism) (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.



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

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 amount of outstanding dues of **Rs. 78,89,11,311.49 (Rupees Seventy-Eight Crores Eighty-Nine Lacs Eleven Thousand Three Hundred Eleven Only)** being the o/s. amount due as on 22nd November, 2023 along with further interest w.e.f. 23rd 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 Nine Only)** being o/s amount due as on 20th November, 2023 along with further interest w.e.f. 21st November, 2023 at the contractual rates due and payable to **AXIS FINANCE LIMITED**, 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 the general public or by private treaty.

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 through public auction by inviting quotations/ tender from the general 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 & Axis Bank Limited more fully described in the "**SCHEDULE-I**" hereunder shall be sold by public e-auction, brief details of which are provided in "**SCHEDULE-II**" hereunder, to be held on **29th April, 2026** through <https://sarfaesi.auctiontiger.net/EPROC/> at **11:00 am onwards**. For further details please refer to the notice published in the newspapers and at the following websites: <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.in and <https://www.axisbank.com/auction-notice>.

Yours truly,

For **Axis Finance Limited**


(Authorized Officer)



Encl.: As above

For Information only:

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AXIS FINANCE

SCHEDULE - I

All that the 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.



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SCHEDULE - II
DETAILS OF SALE

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



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