

By Registered AD/Speed Post/Courier/Email/Whatsapp

WITHOUT PREJUDICE

Ref. No. AFL/CO/2025-26/Legal/Feb/531

Dated: 12.02.2026

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. CHHAPPAN BHOG (Borrower) 28B, Shakespear Sarani, Ground Floor Shop No. SR6A, Kolkata, West Bengal - 700017 Email: chhappanbhog@hotmail.com Mob. No.: 8017390000	2. RAGHAV SARAF (Co- Borrower I/Mortgagor I) 3 rd Floor, 128 Sarat Bose Road, Kolkata, West Bengal - 700029 Email: chhappanbhog@hotmail.com Mob. No.: 8017390000
3. RASHMI SARAF (Co- Borrower II/Mortgagor II) 3 rd Floor, 128 Sarat Bose Road, Kolkata, West Bengal - 700029 Email: chhappanbhog@hotmail.com Mob. No.: 8017390000	

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 amount of outstanding dues of **Rs. 2,15,78,179/- (Rupees Two Crores Fifteen Lakhs Seventy Eight Thousand One Hundred and Seventy Nine Only)** as on 05.02.2026 [amount o/s as on the date of the demand notice dated 25.06.2024 issued u/s 13(2) of SARFAESI Act - is INR. 2,07,33,198/- (Rupees Two Crore Seven Lacs Thirty Three Thousand One Hundred and Ninety Eight Only)] with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment/realization for sale of



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



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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).

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 **02.03.2026** <https://www.auction.infolarge.com>” at **11:00 AM 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)



Encl.: As above

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SCHEDULE - I

Description of Immovable Secured Asset

DETAILS OF SECURED ASSETS

1. Neelamber Showroom, Unit 6A, Ground Floor, 28B, Shakespeare Sarani, Holding No. 9, Block XII, South Division, Kolkata, West Bengal – 700017 having built up area of 556 sq. ft.
Bounded by:
North: Shakespeare Sarani
South: 28B – Shakespeare Sarani
East: 20 FT. Passage
West: 28B – Shakespeare Sarani
2. Neelamber Showroom, Unit SR7, Ground Floor, 28B Shakespeare Sarani, Holding No. 9, Block XII, South Division, Kolkata, West Bengal – 700017 having built up area of 158 sq. ft.
Bounded by:
North: Shakespeare Sarani
South: 28B – Shakespeare Sarani
East: 20 FT. Passage
West: 28B – Shakespeare Sarani
3. Neelamber Showroom, Unit SR9, Ground Floor, 28B Shakespeare Sarani, Holding No. 9, Block XII, South Division, Kolkata, West Bengal – 700017 having built up area of 309 sq. ft.
Bounded by:
North: Shakespeare Sarani
South: 28B – Shakespeare Sarani
East: 20 FT. Passage
West: 28B – Shakespeare Sarani

SCHEDULE - II

DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I On: 02.03.2026 Time: From: 11:00 am to 12:00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 28.02.2026 Before: 04:00 pm
Reserve Price: Rs. 1,77,75,062 [Rupees One Crore Seventy Seven Lakhs Seventy Five Thousand and Sixty Two Only]	

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* Price below which the Flat /property/s will not be sold

Earnest Money Deposit (10% of RP): **Rs. 17,77,506 [Rupees Seventeen Lakhs Seventy Seven Thousand Five Hundred and Six Only]**

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

Contact Person Details & Mob. Nos.: Mr. Sarthak Sharma, mob.: 9810163312



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