

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Dated: 26/05/2026

Ref. No. AFL/CO/2025-26/Legal/May/ 712

1.	Dilip Vitthalrao Gharate, (Borrower / Mortgagor) Shivraya Bunglow, Plot No. 73 & 74, Vanashri Colony, Kamatwada Ambad Link Road, DGP Nagar 2, Opp. Little Flower English Medium School, Ambad Khrud, Nashik, Maharashtra – 422010. Email – deelipgharate6@gmail.com	2.	Jyotsna Dilip Gharte (Co-Borrower – 1 / Mortgagor) Shivraya Bunglow, Plot No. 73 & 74, Vanashri Colony, Kamatwada Ambad Link Road, DGP Nagar 2, Opp. Little Flower English Medium School, Ambad Khrud, Nashik, Maharashtra – 422010. Email – jyotsnagharte96@gmail.com
3.	Amit Dilip Gharate Shivraya Bunglow, Plot No. 73 & 74, Vanashri Colony, Kamatwada Ambad Link Road, DGP Nagar 2, Opp. Little Flower English Medium School, Ambad Khrud, Nashik, Maharashtra – 422010. Email - dr.amit911@gmail.com		

Sale Notice

(Under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and Security Interest (Enforcement) Rules, 2002).

To,

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: 15 days' notice for sale of secured asset under Private Treaty

Dear Sir/Madam,

The Authorised Officer on behalf of Axis Finance Limited {"Secured Creditor"} had issued Demand Notice dated 26.11.2024 to you under Section 13 (2) of the Securitisation and

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

Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (" the Act") calling upon you to pay the entire dues within the period stipulated therein.

Since you have failed to comply with the said Notice within the period stipulate therein , the Authorized officer has taken the possession of the secured asset mentioned below in Schedule under Section 13 (4) of the Act with Rule 8 of Security Enforcement Interest Enforcement Rules 2002.

Further as communicated, the Secured Creditor has conducted multiple auctions for selling the secured asset but no bids received for the Properties mentioned in Schedule below .

The Axis Finance has received offer to purchase the secured asset by way of private treaty from Proposed Purchaser and in line with provision of rule 8 sub-rule 8 of aforementioned Prescribed Rules, the Axis Finance through it's authorized officer has entered into an agreement stipulating the terms and conditions of such sale by way of private treaty of total sale price of **Rs.2,50,00,000 (Rupees Two crore Fifty Lakhs only) for the below mentioned property.**

Bungalow constructed on Plot No. 73 area admeasuring 280.2 Sq. mtrs. & Plot No. 74 area adm. 280.2 Sq. mtrs. out of total area adm., 560.40 Sq. mtrs. out of Survey No. 223/A/1 situated at Village Ambad Khurd, Tal & Dist Nashik, within the limit of Nashik Municipal Corporation Nashik – 422 010.. (hereinafter referred to as "immovable properties/ Secured Assets.

Hence please be informed that if the total outstanding **Rs 38872699 (Rupees Three crore Eighty Eight Lakhs Seventy Two Thousand Six Hundred and Ninety Nine only) due as on 27.05.2026** together with subsequent interest and other charges is not paid within 15 days from the date of this notice, the secured asset mentioned in the schedule below will be sold to the prospective buyer **on 19th June 2026 by way of Private Treaty.**

The Sale Notice for sale of secured asset by way of private treat in exercise of the powers under the Act shall also be published in the newspapers (English) Indian Express and Marathi (Loksatta) on 28th May 2026 * This sale notice is guided by the Security Interest (Enforcement) (Amendment) Rules, 2002.

Please treat this as last and final reminder.

Thanks & Regards,

Authorised Officer

Axis Finance Ltd



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1. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules. Sale under Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" AND WITHOUT RECOURSE BASIS"
2. The intending purchaser will be required to deposit 25 % of the sale consideration on the next working day of the receipt of Secured Creditors acceptance of offer for purchase of secured asset and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10 % of the offered amount along with the application which will be adjusted against 25 % of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10 % of the amount along with the application
5. In case of non-acceptance of offer of purchase by the Secured creditor, the amount of 10 % paid alongwith the application will be refunded without any interest.
6. Inspection of the secured asset can be done on 08th June 2026 between 11:00 am to 5:00 PM prior appointment. The sale shall be confirmed in favor of the offeror /purchaser on 19th June 2026 at 5:00 PM at Mumbai branch.
7. The secured asset is being sold with all existing and future encumbrances whether known or unknown to the Secured Creditor. The Authorised Officer / Secured creditor shall not be responsible in any way for any third party claims/ rights/dues.
8. The purchaser should conduct due diligence on all aspects related to the secured assets (under sale through private treaty) to his satisfaction. The purchaser shall not entitle to make any claim against the authorized officer / Secured Creditor in this regard at a later date.

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SCHEDULE – I

Description of Immovable Secured Asset

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