

### 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 Creditor, the Possession of which has been taken by the Authorised Officer of Axis Finance Limited, Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”**, on **30<sup>th</sup> March, 2026** for recovery of **Rs. 9,78,22,481 (Rupees Nine Crore Seventy-Eight Lakh Twenty-Two Thousand Four Hundred and Eighty-One Only)** as on 4<sup>th</sup> September 2024 (amount o/s as on the date of the demand notice dated 12<sup>th</sup> August 2022 issued u/s 13(2) of SARFAESI Act – Rs. 14,69,34,389 (Rupees Fourteen Crore Sixty-Nine Lakh Thirty-Four Thousand Three Hundred Eighty-Nine Only) with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment / realization from the Borrower / Mortgagors / Guarantors, i.e. **(1) Cannonball Tree Advisors Private Limited (Borrower), 2) OZONE Projects Private Limited (Corporate Guarantor/ Project Developer) (hereinafter collectively referred to as “the Borrowers”)**. The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

#### SCHEDULE – I

<u>Description of Immovable Secured Asset</u>			
All that piece & parcel of unit			
No.	Flat No.	Floor	Super Built Up Area
1	AB202	2	2062
2	Z1501	15	2062
3	Z202	2	2062
4	AC402	4	2062
5	AC404	4	1555

**of Project Metrozone located at T.S.No.1/1, 1/2, 2/3, 2/4, 4/2 of Block No.26, T.S.No.3/2, 3/3, 4/3 & 7/2 of Block No.27 of Jawaharlal Nehru Road, Koyambedu Village, Egmore Nungambakkam Taluk, Anna Nagar, Chennai.**



#### 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](mailto:info@axisfinance.in) | Website : [www.axisfinance.in](http://www.axisfinance.in)  
CIN : U65921MH1995PLC212675



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**SCHEDULE - II**  
**DETAILS OF E-AUCTION**

Description of Property /s Date & Time of e-Auction	As per SCHEDULE - I
	<b>On:</b> <b>30.03.2026</b> <b>Time:</b> From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
<b>Date &amp; Time for Bid Submission</b>	<b>On: 27.03.2026</b> Before: 4:00 pm
<b>Unit 1 - AB202</b>	
Reserve Price	Rs. 2,12,02,000 {Rupees Two Crore Twelve Lakh Two Thousand Only}
EMD	Rs. 21,20,200 {Rupees Twenty-One Lakh Twenty Thousand Two Hundred Only}
<b>Unit 2 Z1501</b>	
Reserve Price	Rs. 2,12,02,000 {Rupees Two Crore Twelve Lakh Two Thousand Only}
EMD	Rs. 21,20,200 {Rupees Twenty-One Lakh Twenty Thousand Two Hundred Only}
<b>Unit 3 - Z202</b>	
Reserve Price	Rs. 2,12,02,000 {Rupees Two Crore Twelve Lakh Two Thousand Only}
EMD	Rs. 21,20,200 {Rupees Twenty-One Lakh Twenty Thousand Two Hundred Only}
<b>Unit 4 - AC402</b>	
Reserve Price	Rs. 2,12,02,000 {Rupees Two Crore Twelve Lakh Two Thousand Only}
EMD	Rs. 21,20,200 {Rupees Twenty-One Lakh Twenty Thousand Two Hundred Only}
<b>Unit 5 - AC404</b>	
Reserve Price	Rs. 1,60,69,000 {Rupees One Crore Sixty Lakh Sixty-Nine Thousand Only}
EMD	Rs. 16,06,900 {Rupees Sixteen Lakh Six Thousand Nine Hundred Only}
<b>Note</b> - Reserve Price is the price below which the Flat /property/s will not be sold) Earnest Money Deposit (EMD) is 10% of Reserve Price	
<b>Bid Increment Amount:</b> Rs. 1,00,000/- (Rupees One Lac Only).	
<b>Contact Person Details &amp; Mob. Nos.:</b> Mr. Hafeez Patanwala: 9920177772 Ms. Radhika Agarwal : 8604974201	



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

**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: 05/03/2026

Place: Mumbai

**Regd. Office**

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