

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 **11th April, 2025** 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 4th September 2024 (amount o/s as on the date of the demand notice dated 12th 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 | Website : www.axisfinance.in
CIN : U65921MH1995PLC212675



AXIS FINANCE

SCHEDULE - II
DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction		As per SCHEDULE – I	
		On: 11.04.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each	
Date & Time for Bid Submission		On: 09.04.2025 Before: 4:00 pm	
Unit 1 - AB202			
Reserve Price	Rs. 2,35,57,500 {Rupees Two Crore Thirty-Five Lakh Fifty-Seven Thousand and Five Hundred Only}		
EMD	Rs. 23,55,750 {Rupees Twenty-Three Lakh Fifty-Five Thousand Seven Hundred Fifty Only}		
Unit 2 Z1501			
Reserve Price	Rs. 2,35,57,500 {Rupees Two Crore Thirty-Five Lakh Fifty-Seven Thousand and Five Hundred Only}		
EMD	Rs. 23,55,750 {Rupees Twenty-Three Lakh Fifty-Five Thousand Seven Hundred Fifty Only}		
Unit 3 – Z202			
Reserve Price	Rs. 2,35,57,500 {Rupees Two Crore Thirty-Five Lakh Fifty-Seven Thousand and Five Hundred Only}		
EMD	Rs. 23,55,750 {Rupees Twenty-Three Lakh Fifty-Five Thousand Seven Hundred Fifty Only}		
Unit 4 – AC402			
Reserve Price	Rs. 2,35,57,500 {Rupees Two Crore Thirty-Five Lakh Fifty-Seven Thousand and Five Hundred Only}		
EMD	Rs. 23,55,750 {Rupees Twenty-Three Lakh Fifty-Five Thousand Seven Hundred Fifty Only}		
Unit 5 - AC404			
Reserve Price	Rs. 1,78,53,750 {Rupees One Crore Seventy -Eight Lakh Fifty-Three Thousand Seven Hundred Fifty Only}		
EMD	Rs. 17,85,375 {Rupees Seventeen Lakh Eighty-Five Thousand Three Hundred Seventy-Five Only}		
Note- Reserve Price is the price below which the Flat /property/s will not be sold) Earnest Money Deposit (EMD) is 10% of Reserve Price			
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).			
Contact Person Details & Mob. Nos.: Mr. Swapneil Tiwari: 9820063208 Ms. Radhika Agarwal: 8604974201			

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;

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**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: 20/03/2025

Place: Mumbai

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