

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 **23rd November 2026** for recovery of **Rs. 3,35,39,690/- (Rupees Three Crores Thirty Five Lakhs Thirty Nine Thousand Six Hundred and Ninety Only) as on 27th March 2026** (amount o/s as on the date of the demand notice dated 21st August, 2023 issued u/s 13(2) of SARFAESI Act) – Rs. 6,50,91,550 (Rupees Six Crore Fifty Lakh Ninety-One Thousand Five Hundred Fifty 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) Ozone Lifestyle Projects Private Limited (Borrower), 2) Tuscan Consultants & developers Private Limited (Corporate Guarantor), 3) Selene Estate Limited (Corporate Guarantor) (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

Description of Immovable Secured Asset

All that piece & parcel of units

No.	Flat No.	Floor	Carpet Area
1	D3 2001	20	1052
2	D2 1608	16	836
3	D2 808	8	836

of Project **“OZONE GREENS”** located at **68/1A, Jalladianpet, near Perumbakkam main road, VGP Prabhu Nagar, Medavakkam, Chennai- 600100, Tamil Nadu, India along with the relevant car parking spaces and the undivided share of the Project land amenities along with the relevant car parking spaces and the undivided share of the Project land amenities.**



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: 23rd November 2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each																
Date & Time for Bid Submission	On: 21st November 2026 - Before: 4:00 pm																
RESERVE PRICE AND EMD	<table><tr><th>Sr.</th><th>Flat No.</th><th>Reserve Price</th><th>EMD</th></tr><tr><td>1</td><td>D2-808</td><td>Rs. 47,00,000/-</td><td>Rs. 4,70,000/-</td></tr><tr><td>2</td><td>D2-1608</td><td>Rs. 47,00,000/-</td><td>Rs. 4,70,000/-</td></tr><tr><td>3</td><td>D3-2001</td><td>Rs. 67,00,000/-</td><td>Rs. 6,70,000/-</td></tr></table> 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 Lakh Only).	Sr.	Flat No.	Reserve Price	EMD	1	D2-808	Rs. 47,00,000/-	Rs. 4,70,000/-	2	D2-1608	Rs. 47,00,000/-	Rs. 4,70,000/-	3	D3-2001	Rs. 67,00,000/-	Rs. 6,70,000/-
Sr.	Flat No.	Reserve Price	EMD														
1	D2-808	Rs. 47,00,000/-	Rs. 4,70,000/-														
2	D2-1608	Rs. 47,00,000/-	Rs. 4,70,000/-														
3	D3-2001	Rs. 67,00,000/-	Rs. 6,70,000/-														
Contact Person Details & Mob.	Ms. Radhika Agarwal: +91 99201 77772																

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;

**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: 14th October 2026
Place: Mumbai

Regd. Office

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