

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2024-25/Legal/Mar/259

Dated: 20/03/2025

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.	OZONE Lifestyle Projects Private Limited Having registered office at 2nd Floor No. 35/1, Yellappa Chetty Layout, Civil Station, Ulsoor Road, Bangalore- 560042	2.	Tuscan Consultants & developers Private Limited Having registered office at 2nd Floor, No. 35/1, Yellappa Chetty Layout, Civil Station Ulsoor Road, Bangalore- 560042
3.	Selene Estate Limited Having registered office at New No.63, GN Chetty Road, T Nagar, Chennai, Tamil Nadu- 600017		

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 outstanding dues of **Rs. 2,77,46,817 (Rupees Two Crore Seventy-Seven Lakh Forty-Six Thousand Eight Hundred and Seventeen Only)** (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) due as on 04th September 2024 with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment/realization for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.



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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Please also note that if the entire 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 **11th April, 2025** through <https://sarfaesi.auctiontiger.net/EPROC/> at **11:00 a.m. 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

SCHEDULE – I

Description of Immovable Secured Asset

All that piece & parcel of units

No.	Flat No.	Floor	Carpet Area
1	D3 1403	14	1054
2	D2 1608	16	836
3	D2 808	8	836

of Project “**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.



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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 D31403			
Reserve Price	Rs. 68,35,000 {Rupees Sixty-Eight Lakh Thirty-Five Thousand Only}		
EMD	Rs. 6,83,500 {Rupees Six Lakh Eighty-Three Thousand and Five Hundred Only}		
Unit 2 – D21608			
Reserve Price	Rs. 52,22,000 {Rupees Fifty-Two Lakh Twenty-Two Thousand Only}		
EMD	Rs. 5,22,200 {Rupees Five Lakh Twenty-Two Thousand Two Hundred Only}		
Unit 3 – D2808			
Reserve Price	Rs. 52,22,000 {Rupees Fifty-Two Lakh Twenty-Two Thousand Only}		
EMD	Rs. 5,22,200 {Rupees Five Lakh Twenty-Two Thousand Two Hundred 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			



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