

### 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 **10<sup>th</sup> October, 2024** for recovery of **Rs. 2,77,46,817 (Rupees Two Crore Seventy-Seven Lakh Forty-Six Thousand Eight Hundred and Seventeen Only)** as on 4<sup>th</sup> September 2024 (amount o/s as on the date of the demand notice dated 21<sup>st</sup> 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	D3 1403	14	1054
3	D2 1608	16	836
4	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.**



#### Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,  
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



**AXIS FINANCE**

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

Description of Property /s Date & Time of e-Auction		As per SCHEDULE – I	
		<b>On:</b> <b>10.10.2024</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: 08.10.2024</b> Before: 4:00 pm	
<b>Unit 1 – D32001</b>			
Reserve Price	Rs. 74,41,750 {Rupees Seventy-Four Lakh Forty-One Thousand Seven Hundred Fifty Only}		
EMD	Rs. 7,44,175 {Rupees Seven Lakh Forty-Four Thousand One Hundred Seventy-Five Only}		
<b>Unit 2 D31403</b>			
Reserve Price	Rs. 75,90,500 {Rupees Seventy-Five Lakh Ninety Thousand Five Hundred Only}		
EMD	Rs. 7,59,050 {Rupees Seven Lakh Fifty-Nine Thousand and Fifty Only}		
<b>Unit 3 – D21608</b>			
Reserve Price	Rs. 58,01,950 {Rupees Fifty-Eight Lakh One Thousand Nine Hundred Fifty Only}		
EMD	Rs. 5,80,195 {Rupees Five Lakh Eighty Thousand One Hundred Ninety Five Only}		
<b>Unit 4 – D2808</b>			
Reserve Price	Rs. 58,01,950 {Rupees Fifty-Eight Lakh One Thousand Nine Hundred Fifty Only}		
EMD	Rs. 5,80,195 {Rupees Five Lakh Eighty Thousand One Hundred Ninety Five 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. 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](http://www.axisfinance.in);



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**STATUTORY 30 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.**

*facilitator*  
  
**Authorized Officer**  
**Axis Finance Limited**

Date: 06/09/2024

Place: Mumbai

**Regd. Office**

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