

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 **27th July 2026** for recovery of **Rs. 11,35,03,958/- (Rupees Eleven Crore Thirty Five Lakhs Three Thousand Nine Hundred and Fifty Eight Only)** as on **28th April 2026** 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

Description of Immovable Secured Asset

All that piece & parcel of unit

Sr.	Flat No.	Floor	Carpet Area (In sq.ft)	Saleable Area (In Sq.ft)	UDS
1	AB - 202	2	1464	2062	564
2	Z - 1501	15	1464	2062	564
3	Z - 202	2	1464	2062	564
4	AC - 402	4	1464	2062	564
5	AC - 404	4	1104	1555	426

of Project The Metrozone located at 44, Pillaiyar Koil Street, Behind VCare Hospital, Off, Jawaharlal Nehru Salai, Anna Nagar, Chennai – 600 040 Tamil Nadu.



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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SCHEDULE - II
DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction		As per SCHEDULE - I On: 27 th July 2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission		On: 25 th July 2026 Before: 4:00 pm
Unit 1 – AB-202		
Reserve Price	Rs. 1,81,45,600/- {Rupees One Crore Eighty One Lakh Forty Five Thousand Six Hundred Only}	
EMD	Rs. 18,14,500/- {Rupees Eighteen Lakh Fourteen Thousand Five Hundred Only}	
Unit 2 – Z-1501		
Reserve Price	Rs. 1,81,45,600/- {Rupees One Crore Eighty One Lakh Forty Five Thousand Six Hundred Only}	
EMD	Rs. 18,14,500/- {Rupees Eighteen Lakh Fourteen Thousand Five Hundred Only}	
Unit 3 – Z-202		
Reserve Price	Rs. 1,81,45,600/- {Rupees One Crore Eighty One Lakh Forty Five Thousand Six Hundred Only}	
EMD	Rs. 18,14,500/- {Rupees Eighteen Lakh Fourteen Thousand Five Hundred Only}	
Unit 4 – AC-402		
Reserve Price	Rs. 1,81,45,600/- {Rupees One Crore Eighty One Lakh Forty Five Thousand Six Hundred Only}	
EMD	Rs. 18,14,500/- {Rupees Eighteen Lakh Fourteen Thousand Five Hundred Only}	
Unit 5 – AC-404		
Reserve Price	Rs. 1,36,84,000/- {Rupees One Crore Thirty Six Lakh Eighty Four Thousand Only}	
EMD	Rs. 13,68,400/- {Rupees Thirteen Lakh Sixty Eight Thousand Four 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.: Ms. Radhika Agarwal: 99201 77772 / 86049 74201		



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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;

**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: 07/07/2026

Place: Mumbai

Regd. Office

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