

By Registered Post / Email

SALE NOTICE

Ref: AXISB/SAG/RC/2021-22/108

Date: 01.02.2022

To,

1. **Modex International Securities Limited** ("Borrower")
1003-1004, Surya Kiran Building,
Kasturba Gandhi Marg,
New Delhi – 110001.
2. **All Legal heir of Late Mr. Dharmendra Kumar Arora**
A-154, Sector 40,
Noida – 201301
3. **Mr. Pavan Sachdeva** ("Guarantor")
263, Sector – 15, Part – I,
Gurgaon – 122001
4. **Mrs. Sangeeta Sachdeva** ("Guarantor" and 'Mortgagor')
263, Sector – 15, Part – I,
Gurgaon – 122001

Dear Sir / Madam,

Ref: Demand notices under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 dated 21.07.2020 and Possession notice dated 15.12.2020 – in the account of Modex International Securities Limited.

Sub: SALE NOTICE

With reference to captioned subject matter, we hereby inform you that Axis Bank Limited, being Secured Creditor, under SARFAESI Act, 2002 (54 of 2002) and in exercise of various powers conferred under Section 13 of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued aforesaid demand notice under Section 13(2) of the said Act calling upon you to repay the outstanding amount more particularly mentioned in the said demand notice together with further interest thereon within 60 days from the date of the said notice.

We state that despite receipt of demand notice, you have failed and neglected to pay the outstanding amount and/or complying with the requisitions contained in the said notice. We state that thereafter, on 15.12.2020, the Authorized officer has taken Symbolic Possession of the secured asset (as mentioned in the **Schedule**) in exercise of powers conferred on him under Section 13 (4) of the said Act read with the Rule 8 of the said Rules.



We state that the Secured Creditor is hereby taking further steps for the disposal of aforesaid secured asset by way of public auction as per the provisions of the said Act & Rule and have published e-auction sale notice in the Business Standard Hindi and Business Standard English dated **31.01.2022** for auction to be held on **18.02.2022**

If you have any interested buyer for the property in auction then you may ask him / her to participate in the auction of the secured assets.

Copy of the publication referred above are enclosed herewith for your information.

In the meanwhile, you are hereby called upon to pay the entire outstanding dues together with all costs, charges and expenses incurred by the undersigned or any incidental expenses incurred thereto, within 15 days from the date of attached notice and get the aforesaid property released from the undersigned.

Please take notice that if you fail or neglect to pay the total outstanding dues within aforesaid statutory period of 15 (Fifteen) days from the date of notice hereof, the undersigned will have no alternative but to proceed to sell the aforesaid secured property for realizing the outstanding dues of Axis Bank Limited payable in respect of aforesaid loan facility.

This notice is issued to you without prejudice to rights & remedies available to our Bank.

Yours Sincerely,


Authorized Officer
Axis Bank Limited
Subhodip Mukherjee



SCHEDULE

All that piece and parcel of land admeasuring 7 kanals 3 Marla (4325.75 sq.yards) comprised in khasra No. 31//13(7-3), Land admeasuring 7 Kanals 3 Marla, situated in the revenue estate of village kherki Duala, Tehsil Sohna, District Sector-76, Gurgaon, Haryana-122004 together with all the buildings and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future.

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AXIS BANK LTD.

PLOT 1-14, TOWER 4, 4TH FLOOR, SECTOR 128, NDL (R)-2012/04

E-AUCTION SALE NOTICE

Whereas, the Authorized Officer of Axis Bank Limited (hereinafter referred to as "the Auctioneer") has been authorized by the Board of Directors and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFESI Act") in exercise of powers conferred under section 12 (1)(2) read with rule 3 of the Interest Modified Enforcement Rules, 2002 issued a demand notice dated 01/10/2023, addressed to the Borrower/Guarantor (s) (Mr.) Mangrulkar (s) to repay the auction along with the interest accumulated in the folio under section 13(2) of the SARFESI Act read with Security Interest Enforcement Rules, 2002, which is to be paid by way of a bid or a portion on: (As to Whom is Basis", "As to What is Basis", "Whatever There is Basis" and "No Recourse Basis".

Due to ultimate provisions by Auctioneer under Order of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with the Interest Modified Enforcement Rules, 2002, the Auctioneer hereby gives the public notice in particular to the Borrower/Guarantor (s) (Mr.) Mangrulkar (s) that the immovable properties described below will be sold by the Authorized Officer by means of public electronic auction on the date and time mentioned in this notice on "AS IS WHERE IS BASIS" & "NO RECOURSE BASIS".

WHAT IS BASIS, "WHATEVER THERE IS BASIS" & "NO RECOURSE BASIS": Interested bidders may contact the Authorized Officer for further details/terms of sale, if any.

Name of the Borrower/Guarantor(s) (Mr.) Mangrulkar (s)	Description of property	Secured Debts	Revised Price	Due Date of Repayment
1. Moxes, International Securities Limited (Borrowers) 1003-1054, Surya Kiran Heights, Kaituma Gorchhi Marg, New Delhi-110011, 2. AA after legal heirs of Late Mr. Dhanraj Kumar Agarwal, (R/s 154, 155, 4th Floor, Sector 128, NDL (R)-2012/04, Purnanagar, Purnanagar (Guarantor) 2013, 2nd Fl, Park I, Gurgaon-122001, 3. Mrs. Sangeeta Sachdeva (Marriage and Guarantor) 2013, Sector 15, Park I, Gurgaon-122001	All that plots and portion of land measuring 7 katha 20 Marla (14235.75 sq. ft.) comprised in khatas 31107/3173, Land measuring 7 Kimala 3 Marla, placed in the revenue estate of village Kharla, District, Haryana. Object of the sale is to realize the secured debts of Rs. 125044 (including all the buildings and structures) owned by Late Mr. Dhanraj Kumar Agarwal and (and hereinafter) by his legal heirs/next of kin/issue to himself, both present and future.	Rs. 21,49,58,258.34 (Rupees Twenty Crores Seven Lacs Fifty Eight Thousand Two Hundred Fifty Eight Rupees Only)	Rs. 70.72 Crore	18.02.2023 between 11:00 am and 12:00 pm

The sealed bids can be submitted online through website <https://axisbank.auctioning.net> as per schedule given below:

Revised Price	Rs. 21,49,58,258.34 (Rupees Twenty Crores Seven Lacs Fifty Eight Thousand Two Hundred Fifty Eight Rupees Only)
Earnest Money Deposit (EMD)	Rs. 2,07,20,000/- (Rupees Two Crores Seven Lacs Twenty Thousand Only)
EMD Remittance	EMD shall be in the form of 'Axis Bank Ltd.' payable in full by the authorized person on or before 18.02.2023 by 5.00 pm, at any of the following address: Axis Bank Ltd., 2nd Floor, Axis Capital Group, Plot 1-14, Tower 4, 4th Floor, Sector 128, NDL (R)-2012/04, Purnanagar, Purnanagar (Guarantor) 2013, Sector 15, Park I, Gurgaon-122001, 3. Mrs. Sangeeta Sachdeva (Marriage and Guarantor) 2013, Sector 15, Park I, Gurgaon-122001, or as may be mutually agreed upon.

With your valuation to the Authorized Officer (M/s. -01) 81300911102, 81300911103, 81300911104, 81300911105, 81300911106, 81300911107, 81300911108, 81300911109, 81300911110, 81300911111, 81300911112, 81300911113, 81300911114, 81300911115, 81300911116, 81300911117, 81300911118, 81300911119, 81300911120, 81300911121, 81300911122, 81300911123, 81300911124, 81300911125, 81300911126, 81300911127, 81300911128, 81300911129, 81300911130, 81300911131, 81300911132, 81300911133, 81300911134, 81300911135, 81300911136, 81300911137, 81300911138, 81300911139, 81300911140, 81300911141, 81300911142, 81300911143, 81300911144, 81300911145, 81300911146, 81300911147, 81300911148, 81300911149, 81300911150, 81300911151, 81300911152, 81300911153, 81300911154, 81300911155, 81300911156, 81300911157, 81300911158, 81300911159, 81300911160, 81300911161, 81300911162, 81300911163, 81300911164, 81300911165, 81300911166, 81300911167, 81300911168, 81300911169, 81300911170, 81300911171, 81300911172, 81300911173, 81300911174, 81300911175, 81300911176, 81300911177, 81300911178, 81300911179, 81300911180, 81300911181, 81300911182, 81300911183, 81300911184, 81300911185, 81300911186, 81300911187, 81300911188, 81300911189, 81300911190, 81300911191, 81300911192, 81300911193, 81300911194, 81300911195, 81300911196, 81300911197, 81300911198, 81300911199, 81300911200, 81300911201, 81300911202, 81300911203, 81300911204, 81300911205, 81300911206, 81300911207, 81300911208, 81300911209, 81300911210, 81300911211, 81300911212, 81300911213, 81300911214, 81300911215, 81300911216, 81300911217, 81300911218, 81300911219, 81300911220, 81300911221, 81300911222, 81300911223, 81300911224, 81300911225, 81300911226, 81300911227, 81300911228, 81300911229, 81300911230, 81300911231, 81300911232, 81300911233, 81300911234, 81300911235, 81300911236, 81300911237, 81300911238, 81300911239, 81300911240, 81300911241, 81300911242, 81300911243, 81300911244, 81300911245, 81300911246, 81300911247, 81300911248, 81300911249, 81300911250, 81300911251, 81300911252, 81300911253, 81300911254, 81300911255, 81300911256, 81300911257, 81300911258, 81300911259, 81300911260, 81300911261, 81300911262, 81300911263, 81300911264, 81300911265, 81300911266, 81300911267, 81300911268, 81300911269, 81300911270, 81300911271, 81300911272, 81300911273, 81300911274, 81300911275, 81300911276, 81300911277, 81300911278, 81300911279, 81300911280, 81300911281, 81300911282, 81300911283, 81300911284, 81300911285, 81300911286, 81300911287, 81300911288, 81300911289, 81300911290, 81300911291, 81300911292, 81300911293, 81300911294, 81300911

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