

By Registered Post / Email

**SALE NOTICE**

Ref: AXISB/SAG/RC/2023-24/149

Date: 04.03.2024

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 Symbolic Possession notice dated 15.12.2020 and thereafter Physical Possession notice dated 07.11.2023 – 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 and on 07.11.2023, the Authorized officer has taken Physical Possession of the secured asset and (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 **Jansatta Hindi and Financial Express English** dated **04.03.2024** for auction to be held on **21.03.2024**.

It is pertinent to mention that prior to this auction / sale, previously auctions were conducted multiple times for property mentioned in schedule, all of which have failed / not fructified. The auction is being conducted again now.

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.

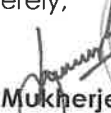
Copy of the publication referred above are enclosed herewith for your information.

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,

  
**Subhodip Mukherjee**  
**Authorized Officer**  
**Axis Bank Limited**



#### **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.