

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 **20.12.2024** for recovery of **Rs. 38,55,573/- (Rupees Thirty Eight Lac Fifty Five Thousand Five Hundred and Seventy Three Only) as on 02.12.2024** (amount o/s as on the date of the demand notice dated 08.06.2023 issued u/s 13(2) of SARFAESI Act – Rs. 31,34,189/- (Rupees Thirty One Lac Thirty Four Thousand One Hundred and Eighty Nine 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) ABT NATHAN CHICKEN FOOD AGENCY (Borrower), (2) THARMARAJ B (Co-Borrower I & Mortgagor) and (3) RATHNAKUMARI D (Co-Borrower II) (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

<u>Description of Immovable Secured Asset</u>	
All that piece and parcel of land measuring 187 Sq.ft. undivided share out of 3659 Sq.ft., (3060 Sq.ft., and 599 Sq.ft., totally 3659 Sq.ft.,) together with flat bearing No.A2, Ground Floor, having built up area measuring 530 Sq.ft., including common areas, bearing Door No.27, Munuswamy Street, Saligramam, Chennai 600093, comprised in old Survey No.135/2(Part) then Survey No.135/30, now New Survey No.135/2A1A1A1A1A1A1A1APT, Block No.40, T.S.No.91, situated at Saligramam Village, old Egmore Nungambakkam Taluk, New Mambalam Taluk, Chennai District, land being	
<u>BOUNDED ON THE</u>	
North By :	Passage as well as Mr.Munuswamy Naidu’s Street
East By :	Samsura Begum’s property Survey No.133
South By :	Senthil Studio Compound (Vacant Land)
West By :	Mr. Rajpathy Singh’s house
And the property is situated within the Registration District of Chennai South and Sub Registration District of Virugambakkam.	

SCHEDULE – II

DETAILS OF E-AUCTION

<u>Description of Property /s</u>	<u>As per SCHEDULE – I</u>
<u>Date & Time of e-Auction</u>	<u>On:</u> <u>20.12.2024</u> <u>Time:</u> From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
<u>Date & Time for Bid Submission</u>	On: 18.12.2024 Before: 4:00 pm
<u>Reserve Price:</u> 27,72,000/- (Rupees Twenty Seven Lacs Seventy Two Thousand Only) * Price below which the Flat /property/s will not be sold	
<u>Earnest Money Deposit (10% of RP):</u> Rs. 2,77,200/- (Rupees Two Lakh Seventy Seven thousand two hundred Only)	
<u>Bid Increment Amount:</u> Rs. 50,000/- (Rupees Fifty Thousand Only).	
<u>Contact Person Details & Mob. Nos.:</u> Ms. Vachana Swamy: Mob: 7406368669 & Mr. Swapneil Tiwari: Mob: 9820063208	

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: **02.12.2024**
Place: Mumbai