

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 **PHYSICAL 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 **29th August 2024** for recovery of **Rs. 3,53,07,041/- (Three Crore Fifty Three Lakh Seven Thousand and forty one rupees Only) as on 26th November 2024** (amount O/s as on the date of demand notice dated 28.03.2025 issued u/s 13(2) of SARFAESI Act - 2,81,69,308/- (Two Crore Eighty-One Lakh Sixty-Nine Thousand Three Hundred Eight Rupees 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) GODSAVE CLINIC (Borrower), (2) JOHN PETER JESUDASS (Co-Borrower I & Mortgagor) and (3) PRIYANGA (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>	
Madurai-D, Madurai South RE-D, Madurai Joint IV Sub-D, Madurai South Taluk, Now Thirupparankundram Taluk, Madakulam Village, in Arul Nagar, Patta No. 97 R.S.No.227/6A measuring 47 cents within Northern side measuring 31 ½ cents divided into house plots within plot nos. 3 & 4 totally measuring 5390 sq feet i.e., 12 cents 162 ¾ sq feet with a build house bearing Door No. 4/2 bounded on:	
North: Nanja Land of Ramasamy Pillai now house	
South: East West Road	
East: Nanja Land of Iyanan Kone now House	
West: Plot No.2 with a build house	
Measuring	
East West Northern side:	81 ½ feet
East West Southern side:	58 ½ feet
North South Eastern side:	91 ½ feet
North South Western side:	62 ½ feet
Thus by virtue 5390 sq feet	

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>	On: 13.12.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
<u>Date & Time for Bid Submission</u>	On: 11.12.2024 Before: 4:00 pm
<u>Reserve Price:</u> 3,60,000,000/- (Rupees Three Crores Sixty Lakhs Only) <u>* Price below which the Flat /property/s will not be sold</u>	
<u>Earnest Money Deposit (10% of RP):</u> Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)	
<u>Bid Increment Amount:</u> Rs. 1,00,000/- (Rupees One Lac 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: **26th November, 2024**

Place: Mumbai