

### **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 **29<sup>th</sup> August 2024** for recovery of **Rs. 3,61,28,328/- (Three Crore Sixty One Lakh Twenty Eight Thousand three hundred and twenty eight rupees Only) as on 30<sup>th</sup> January 2025** (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**

<b><u>Description of Immovable Secured Asset</u></b>	
<b>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 &amp; 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:</b>	
<b>North: Nanja Land of Ramasamy Pillai now house</b>	
<b>South: East West Road</b>	
<b>East: Nanja Land of Iyanan Kone now House</b>	
<b>West: Plot No.2 with a build house</b>	
<b>Measuring</b>	
<b>East West Northern side:</b>	<b>81 ½ feet</b>
<b>East West Southern side:</b>	<b>58 ½ feet</b>
<b>North South Eastern side:</b>	<b>91 ½ feet</b>
<b>North South Western side:</b>	<b>62 ½ feet</b>
<b>Thus by virtue 5390 sq feet</b>	

## **SCHEDULE – II**

### **DETAILS OF E-AUCTION**

<b><u>Description of Property /s</u></b>	<b><u>As per SCHEDULE – I</u></b>
<b><u>Date &amp; Time of e-Auction</u></b>	On: 21.02.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
<b><u>Date &amp; Time for Bid Submission</u></b>	On: 19.02.2025  Before: 4:00 pm
<b><u>Reserve Price:</u></b> 3,24,00,000/- (Rupees Three Crores Twenty Four Lakhs Only)  <b><u>* Price below which the Flat /property/s will not be sold</u></b>	
<b><u>Earnest Money Deposit (10% of RP):</u></b> Rs. 32,40,000/- (Rupees Thirty Two Lakhs Forty Thousand Only)	
<b><u>Bid Increment Amount:</u></b> Rs. 1,00,000/- (Rupees One Lac Only).	
<b><u>Contact Person Details &amp; Mob. Nos.:</u></b>  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](http://www.axisfinance.in);

<b>STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) /RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002.</b>
<b>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.</b>

**Authorized Officer  
Axis Finance Limited**

Date: **30<sup>th</sup> January, 2025**  
Place: Mumbai