

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 **10.03.2025** for recovery of **Rs. 4,21,54,042/- (Rupees Four Crores Twenty One Lakhs Fifty Four Thousand and forty two only) as on 18.02.2025** (amount o/s as on the date of the demand notice dated 24.05.2024 issued u/s 13(2) of SARFAESI Act – Rs. 3,86,82,061/- (Rupees Three Crore Eighty Six lakh eighty two thousand and sixty one 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) Krish Traders (Borrower), (2) Rekha Gokulakrishnan (Co-Borrower), (3) Gokulakrishnan S (Co-Borrower & Mortgagor) (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> |
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| <p>All that Piece and Parcel of property bearing Plot bearing No 63, Door no 25, Nemilicherry High Road, Bharathipuram, Chrompet, Chennai 600044 of Zamn Pallavaram Village, Pallavaram Taluk, Chengalpet District comprised in Old S.No 242/1, New S.No 242/48 (part) and 242/50B measuring 3600 sqft and S.No 242/48 and 242/50 (part) measuring 782 sqft + 372 sqft in all totally measuring 1154 sqft and Old S.No 242/1, New S.No.242/48 (part) and 242/50B, T.S No 24/1, 24/2 & 27/2, Ward no D, Block no. 39 (Northern portion) measuring 116.03 sqmtrs or 1252 sqft in all totally measuring 6006 sqft together with the building thereon and amenities and the land bounded on the</p> <p><u>FOR MEASURING 3600 SQFT.</u></p> <p>North by: Portion retained by Settlor South by: Nemilichery High Road East by: Property belongs to Mr. Muralikrishnan West by: Poromboke Plot</p> <p><u>MEASURING</u></p> <p>East to West on the Northern side: 36 feet East to West on the Southern side: 36 feet North to South on the Eastern side: 100 feet North to South on the Western side: 100 feet</p> <p><u>FOR MEASURING 1154 SQFT.</u></p> <p>North by: Property belongs to Mr. Muralikrishnan South by: Nemilichery High Road East by: Property belongs to Mr. Arunachalapandian West by: Property belongs to Mrs. Ranjaniammal</p> <p><u>MEASURING</u></p> <p>East to West on the Northern side: 27 feet East to West on the Southern side: 26.5 feet North to South on the Eastern side: 43.5 feet</p> |

North to South on the Western side: 43.5 feet

FOR MEASURING 116.03 SQ.MTRS OR 1252 SQ.FT.

North by: Town S.No. 29

South by: Settlor Retain Property and (Nemilichery High Road)

East by: Town S.No. 27/2 (Mr. Shanmugam and Sons property)

West by: Settlor Retain Property

situated within the Sub-Registration District of Pallavaram and Registration District of Chennai South

SCHEDULE – II

DETAILS OF E-AUCTION

| Description of Property /s Date & Time of e-Auction | As per SCHEDULE – I |
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| | On: 10.03.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each |
| Date & Time for Bid Submission | On: 07.03.2025 Before: 4:00 pm |
| Reserve Price: 5,80,23,900/- (Rupees Five Crores Eighty Lakhs Twenty Three Thousand Nine hundred Only) * Price below which the Flat /property/s will not be sold | |
| Earnest Money Deposit (10% of RP): Rs. 58,02,390/- (Rupees Fifty Eight Lakhs Two Thousand three Hundred and ninety Only) | |
| Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only). | |
| Contact Person Details & Mob. Nos.: 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;

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| 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: **18.02.2025**

Place: Mumbai