

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 **18th March 2025** for recovery of **Rs. 39,24,027/- (Rupees Thirty Nine Lacs Twenty Four thousand and twenty seven only) as on 10th February 2025** (amount o/s as on the date of the demand notice dated 13th October 2023 issued u/s 13(2) of SARFAESI Act) – Rs. 33,39,575/- (Rupees Thirty Three Lakh Thirty Nine thousand five hundred and seventy five 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) Mrs. SABITHA S (Borrower) and (2) Late Mr. ARUN KUMAR THANGARAJU (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>
Dindigul Re-D, Nagalnaickenpatti Sub-D, Dindigul Taluk, Balakrishnapuram Village, Patta No. 2699, S.No. 404 was sub divided as S.No. 404/2A measuring 1.88.50 Hectare i.e., 4.65 acres, S.No. 406/1 sub divided as S.No. 406/1B1A measuring 1.65.0 Hectare i.e., 4.08 acres, S.No.400/6 sub divided as S.No.400/6B measuring 0.48.50 Hectare i.e., 4.65 acres, S.No.400/7 was sub divided as New S.No.400/7B measuring 0.02.50 Hectare i.e., 6 cents, S.No. 408 measuring 1.48.50 Hectare i.e., 3.62 acres, s.No.409 was sub divided as S.No.409/1 measuring 0.16.50 Hectare i.e., 41 cents, S.No. 335/2 was sub divided as S.No.335/2B measuring 0.20.0 hectare i.e., 50 cents, S.No., 337/2 was sub divided as S.No. 337/2A measuring 0.13.50 Hectare i.e., 33 cents, S.No. 337/3 was sub divided as S.No.337/3A measuring 0.90.0 Hectare i.e., 22 cents, S.No. 335/4 measuring 0.19.50 Hectare i.e., 48 cents, S.no.335/5 measuring 0.34.0 Hectare i.e., 84 cents, S.No.336 measuring 0.89.0 hectare i.e., 2.20 acres, S.No. 337/1 was sub divided as S.No.337/1A measuring 0.10.50 Hectare i.e., 26 cents, S.No. 335/3 was sub divided as S.No. 335/3B measuring 0.24.50 Hectare i.e., 60 cents, S.No.338/6 was sub divided

as new S.No.338/6A measuring 0.32.50 Hectare i.e., 80 cents, S.No. 338/6B was sub divided as S.No.338/6B1 measuring 0.55.0 Hectare i.e., 1.36 acres, S.No. 338/5 measuring 0.11.50 Hectare i.e., 29 cents, S.no. 339 was sub divided as S.No. 339/2 measuring 0.03.50 Hectare i.e., 9 cents, S.No. 340/4 was sub divided as S.No. 340/4B measuring 0.80.0 Hectare i.e., 20 cents S.No. 409/2A measuring 3.57 acres, S. No. 409/2B1 measuring 3.60 acres, totally 7 acres and 17 cents in that Western edge 0.07.0 hectare i.e., 17 cents totally 22 acres 36 cents were clubbed and plotted into many house sites and named as “Soundarrajan Airport Nagar”, in that Plot No.204 comprised in S.No. 404/2A bounded on:

North : 30 feet Road; South : Plot No. 213

East : Plot No. 205; West : Plot No. 203

Measuring:

East West Northern side : 45 feet

East West Southern side : 45 feet

North South Eastern side : 70 feet

North South Western side : 70 feet

Thus totally 3150 Square Feet

SCHEDULE - II

DETAILS OF E-AUCTION

Description of Property /s	As per SCHEDULE – I
Date & Time of e-Auction	On: 18.03.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 15.03.2025 Before: 4:00 pm
Reserve Price: 1,04,30,700/- (Rupees One Crore Four Lacs Thirty Thousand seven hundred Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 10,43,000/- (Rupees Ten Lakh Forty Three Thousand Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Samsuddin Mohideen: Mob: 9884882346	

Mr. Swapneil Tiwari : Mob: 9820063208

Ms. Vachana Swamy : Mob: 7406368669

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 30 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: **10th February, 2025**

Place: Mumbai