

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. 43,07,026/- (Rupees Forty Three Lakhs Seven Thousand and twenty six only) as on 18.02.2025** (amount o/s as on the date of the demand notice dated 05.01.2023 issued u/s 13(2) of SARFAESI Act – Rs.32,27,083/- (Rupees Thirty Two Lac Twenty Seven Thousand Eighty Three 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) M/s Sanjay Tiles (Borrower & Mortgagor), (2) Mr. P. Ramkumar (Co-Borrower & Mortgagor), (3) Mrs. K Kavitha (Co-Borrower-2), (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 Part and Parcel of the Flat Bearing No. S-2 in the Second Floor of the building known as “Elegant” and one covered Car park, build up area measuring 1032 Sq. ft., together with 463 Sq. ft., Undivided Share of land out of the land measuring an extent 1975 Sq. ft., Comprised in S.No.876/3, being Western portion of Plot No.93, Venkatachalam Nagar, (Approval No. PPD/L.O.125/2003), Situated at Thirumullaivoyal Village, Ambattur Taluk, Thiruvallur District, within the limits of Avadi Town ship and the land bounded on the,	
North by	: 40 Feet Road
South by	: 40 Feet Road
East by	: Eastern portion of Plot No.93 Sold to Mr. Jeevanandam
West by	: 40 Feet Road
Details of above mentioned mortgaged assets are more particularly described in Memorandum of Entry by way of Mortgage by Deposit of Title deed Dated 21 st Dec 2021.	

SCHEDULE – II

DETAILS OF E-AUCTION

Description of Property /s	As per SCHEDULE – I
Date & Time of e-Auction	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: 36,00,000/- (Rupees Thirty Six Lakhs Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 3,60,000/- (Rupees Three Lakhs Sixty Thousand Only)	
Bid Increment Amount: Rs. 50,000/- (Rupees Fifty Thousand 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;

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