

By Registered AD/Speed Post/Courier/Email/Whatsapp

WITHOUT PREJUDICE

Ref. No. AFL/2024-25/FEB/KRISHTRADERS/74

Dated: 18.02.2025

Sale Notice

(under the provisions of Securitization and Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

To,

| | | | |
|----|---|----|--|
| 1. | M/s SANJAY TILES Represented by its Proprietor P Ramkumar New no 31, Old no 34, Mtg road, Ambattur Industrial Estate, Tamil Nadu, Chennai -600098 | 3. | Mrs. K. KAVITHA (Co-Borrower II) No. 6, Mullai Street, Ayapakkam, Jain nagar, Chennai 600077 Also at: Flat no S2, Second Floor, Plot no 93, 3rd main road, Venkatachalam Nagar, Thirumullaivoyal, Chennai 600062 |
| 2. | Mr. P. Ramkumar (Co-Borrower I) No. 6, Mullai Street, Ayapakkam, Jain nagar, Chennai 600077 Also at: Flat no S2, Second Floor, Plot no 93, 3rd main road, Venkatachalam Nagar, Thirumullaivoyal, Chennai 600062 | | |

Re: Sale of Secured Assets on “As is where is And As is what is” basis (under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

Sub: E – Public Auction cum Sale Notice of the Secured Asset(s)

Dear Sir/Madam,

Your kind attention is invited to provisions of sub-sections (8) of section 13 of the SARFAESI Act where under you can tender the entire amount of outstanding dues of **Rs. 43,07,026/- (Rupees Forty Three Lakhs Seven Thousand and twenty six only)** as on 19.02.2025 (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 lakh twenty seven thousand and eighty three Only)** with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment/realization for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.

Please also note that if the entire amount of outstanding dues together with the cost, charges and expenses incurred is not tendered before publication of notice for sale of the secured assets by public auction by inviting quotations tender from public or by private treaty you may not be entitled to redeem the secured asset(s).

Hence please take notice that the secured assets mortgaged to Axis Finance Limited more fully described in the “**SCHEDULE-I**” hereunder shall be sold by public e-auction to be held on **10.03.2025** through [https://sarfaesi.auctiontiger.net /EPROC/](https://sarfaesi.auctiontiger.net/EPROC/) at **11:00 a.m. onwards**. For further details please refer to the notice published in the newspapers and at websites: <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.com

Yours truly,
For **Axis Finance Limited**

(Authorized Officer)

Encl.: As above

SCHEDULE – I

Description of Immovable Secured Asset

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 |

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 | |

To,

| | | | |
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| 2. | Mr. P. RAMKUMAR No. 6, Mullai Street, Ayapakkam, Jain nagar, Chennai 600077 Mr. P. RAMKUMAR Flat no S2, Second Floor, Plot no 93, 3rd main road, Venkatachalam Nagar, Thirumullaivoyal, Chennai 600062 | | Mrs. K. KAVITHA Flat no S2, Second Floor, Plot no 93, 3rd main road, Venkatachalam Nagar, Thirumullaivoyal, Chennai 600062 |