

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 **21st September 2024** for recovery of **INR. 6,27,43,448/- (Rs. Six Crore Twenty Seven lakh forty three thousand four hundred and forty eight Only) due as on 05th June 2024** (amount o/s as on the date of the demand notice dated 15th May, 2023 issued u/s 13(2) of SARFAESI Act – Rs. 6,27,43,448/- (Rs. Six Crore Twenty Seven lakh forty three thousand four hundred and forty eight Only) (including all loans) 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) SHAJU ASOKAN (Borrower & Mortgagor) (2) SARITHA SHAJU (Co-Borrower 1) (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> |
|--|
| <p>1. ITEM NO 1 offered as security towards Loan no 0456AHA00006304</p> <p>All that Piece and Parcel of property to an extent of 17.34 Ares made up of 08.09 Ares in S.No 137/pt17, 04.86 Ares in S.No. 137/pt18 and 04.39 Ares in S.No. 137/pt19 together with building bearing No. 11/196 situated at Vellanikkara Village, Thrissur Taluk in the Sub-Registration District of Ollukkara and in the Registration District of Thrissur and bounded on the</p> <p><u>BOUNDARIES FOR AN EXTENT OF 08.09 acres</u></p> <p>North by: Property of Chandran and Lalasan South by: Panchayat Road East by: Property of Rajan West by: Road</p> <p><u>BOUNDARIES FOR AN EXTENT OF 04.86 Ares and 04.39 acres</u></p> <p>North by: Property of Chandran South by: Property of Lalasan East by: Property of Rajan West by: Private Road</p> |

2. ITEM NO 2 offered as security towards Loan no 0456MMA00010150

All that Piece and Parcel of property to the extent of 5.14 Ares lying in Survey Nos. 709/1 of Aranattukkara Village together with building nos. 38/2534, 38/2535, 38/2536, 38/2537 and 38/2538 of Thrissur Corporation situated at Thrissur Taluk obtained as per Sale deed no 33/2020 registered at Ayyanthole SRO and bounded on the

BOUNDARIES FOR AN EXTENT OF 08.09 acres

North by: P.W.D Road

South by: Property of Annapoorna Roller Flour Mills Pvt. Ltd

East by: Property of Muttath Lazer and Property of Chunkath Fejeesh Lal

West by: Property of Thoppil Rice Mill

SCHEDULE - II

DETAILS OF E-AUCTION – FOR PROPERTY DESCRIBED IN ITEM no 1

| Name of Borrower/ Mortgagor | Descri ption of Proper ty /s | Date & Time of e- Auction | Auction Sale Details: | | Date & Time for Bid Submission |
|---|------------------------------|---|---|--|---|
| (1) SHAJU ASOKAN (Borrower & Mortgagor) (2) SARITHA SHAJU (Co- Borrower 1) | As per SCHE DULE – I | Date: 19.12.2024 Time: From: 11.00 am to: 12.00 noon with unlimite d extensions of 5 minutes each | Reserve Price: | | On: 17.12.2024 Before: 4:00 pm |
| | | | RP (Rs. in Figures) | RP (Rs. In Words) | |
| | | | 3,40,77,800/- | Rupees Three Crore Forty Lakh Seventy Seven Thousand Eight Hundred only. | |
| | | | * Price below which the Flat /property/s will not be sold | | |
| | | | Earnest Money Deposit (EMD): | | Contact Person Details Mr. Vidyanand 9747792552/ 9349372552 Mr. Swapneil Tiwari: 9820063208 Ms. Vachana Swamy 7406368669 |
| | | | EMD (10% of RP) (Rs. in Figures) | EMD (10% of RP) (Rs.in Words) | |

| | | | | | |
|--|--|--|---|---|--|
| | | | 34,07,780/- | Rupees Thirty Four Lakh Seven Thousand Seven hundred and eighty only | |
| | | | Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only). | | |

SCHEDULE – II

DETAILS OF E-AUCTION – FOR PROPERTY DESCRIBED IN ITEM no 2

| Name of Borrower/ Mortgagor | Description of Property /s | Date & Time of e- Auction | Auction Sale Details: | | Date & Time for Bid Submission |
|--|-----------------------------------|--|--|---|---|
| (1) SHAJU ASOKAN (Borrower & Mortgagor) (2) SARITHA SHAJU (Co-Borrower 1) | As per SCHEDULE – I | Date: 19.12.2024 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each | Reserve Price: | | On: 17.12.2024 Before: 4:00 pm |
| | | | RP (Rs. in Figures) | RP (Rs. In Words) | |
| | | | 4,51,99,548/- | Rupees Four Crore Fifty One Lakh Ninety Nine Thousand Five hundred and forty eight only. | |
| | | | * Price below which the Flat /property/s will not be sold | | |
| | | | Earnest Money Deposit (EMD): | | Contact Person Details Mr. Vidyanand 9747792552/ 9349372552 Mr. Swapneil Tiwari: 9820063208 Ms. Vachana Swamy 7406368669 |
| | | | EMD (10% of RP) (Rs. in Figures) | EMD (10% of RP) (Rs.in Words) | |

| | | | | | |
|--|--|--|---|--|--|
| | | | 45,19,954/- | Rupees Forty Five Lakh Nineteen Thousand Nine hundred and fifty four only | |
| | | | Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only). | | |

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: **16th November, 2024**

Place: Mumbai