

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 6,68,60,695/- (Rupees Six Crore Sixty Eight Lacs Sixty thousand six hundred and ninety five only) due as on 30th January 2025** (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

Description of Property /s	As per SCHEDULE – I Item no 1
Date & Time of e-Auction	On: 21.02.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 19.02.2025 Before: 4:00 pm
Reserve Price: 3,06,70,020/- (Rupees Three Crore Six Lakh Seventy Thousand and twenty Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 30,67,000/- (Rupees Thirty Lakh sixty Seven Thousand Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Vidyanand : Mob: 9747792552 /9349372552 & Mr. Swapneil Tiwari : Mob: 9820063208 Ms. Vachana Swamy : Mob: 7406368669	

SCHEDULE - II

DETAILS OF E-AUCTION

FOR PROPERTY DESCRIBED IN ITEM no 2

Description of Property /s	As per SCHEDULE – I Item no 2
Date & Time of e-Auction	On: 21.02.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 19.02.2025 Before: 4:00 pm
Reserve Price: 4,06,79,594/- (Rupees Four Crore Six Lakh Seventy Nine Thousand Five hundred and ninety four only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 40,67,900/- (Rupees Forty Lakh Sixty Seven Thousand Nine hundred Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Vidyanand : Mob: 9747792552 /9349372552 & 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: **30th January, 2025**

Place: Mumbai