

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/JAN/2024– 25/ShajuAsokan/63

Dated: 30/01/2025

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.	Mr. SHAJU ASOKAN (Borrower cum Mortgagor) Registered address at: Manakunnath House, Kattungachira, Irinjalakuda, Mukundapuram, Thrissur, Kerala 680125 Email: shajuasokan2004@yahoo.com	2.	Mrs. SARITHA SHAJU (Co-Borrower I) Registered address at: Manakunnath House, Kattungachira, Irinjalakuda, Mukundapuram, Thrissur, Kerala 680125 Email: drsarithasoman@yahoo.com
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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 outstanding dues of **Rs. 6,68,60,695/- (Rupees Six Crore Sixty Eight Lacs Sixty thousand six hundred and ninety five only) as on 30th January 2025** (amount o/s as on the date of the demand notice dated 18th June 2024 issued u/s 13(2) of SARFAESI Act) – Rs. 6,27,43,448/- (Rupees Six Crore Twenty Seven Lakh Forty three thousand four hundred and forty eight 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 **21st February 2025** through **<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: {**service provider website**} and **www.axisfinance.com**

Yours truly,
For **Axis Finance Limited**

Authorized Officer

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> <p>2. ITEM NO 2 offered as security towards Loan no 0456MMA00010150</p> <p>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</p> <p><u>BOUNDARIES FOR AN EXTENT OF 08.09 acres</u></p> <p>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</p>

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	