

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/June/758

Dated:22/06/2026

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. BOOLLOG ROYAL CONSTRUCTIONS (Borrower) No 125 113 Poonamallee High Road Varalakshmi Nagar, Maduravoyal Tiruvallur Tamilnadu 600095 Email - vpbabooji@gmail.com Mobile.- 9500003728	2. Mr. BABU P (Co-Borrower I cum Mortgagor) 8/37 Lime Kiln Street Aminjikarai Chennai Tamilnadu 600029 Email- vpbabooji@gmail.com Mobile - 9500003728
3. Mr. PANNEERSELVAM V N N (Co-Borrower II) 8/0 37 Limekiln Street Aminjikarai Chennai Tamilnadu 600029 Email - vpbabooji@gmail.com PHONE NO.- 9790717116	

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. 2,85,21,963/- (Rupees Two Crore Eighty-Five Lakh Twenty-One Thousand Nine Hundred and Sixty-Three Only) as on 15th June 2026** (amount o/s as on the date of the demand notice dated 8th August 2025 issued u/s 13(2) of SARFAESI Act) – Rs. 2,52,81,435/- (Rupees Two Crore Fifty Two Lakh Eighty One Thousand Four Hundred and Thirty Five 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.

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor,
Pandurang Budhkar Marg, Worli, Mumbai - 400 025

Tel : 022-2425 2525 | Fax : 022-4325 3000

Email : info@axisfinance.in | Website : www.axisfinance.in

CIN : U65921MH1995PLC212675



AXIS FINANCE

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 **27th July 2026** 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

Description of Immovable Secured Asset

Security towards LAN 0456MMA00003484

All that piece and parcel of undivided share of land measuring 3000 sq ft out of the property bearing Door no 4/392, Anna Road, Palavakkam, Chennai 600041 of Palavakkam Village, Sholinganallur Taluk, Chengalpet District, comprised of Sy no 11, then Sy no 11/1B, New Sy no 11/43 measuring 4800 Sq ft together with the entire 2nd Floor of Residential cum Commercial space admeasuring 5000 sq ft including common area and amenities and bounded by:

East - Ram Garden Part of Sy no 11

West - Part of Sy no 11/1B

North - Anna Salai, Palavakkam

South - Balance Land in Sy no 11/43 belongs to Vendor

Measuring:

East to West on the Northern side - 20 Feet

East to West on the Southern side - 20 Feet

North to South on the Eastern side - 240 Feet

North to South on the Western side - 240 Feet

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Situated within the Sub-Registration District of Neelankarai and Registration District of Chennai South

SCHEDULE - II

DETAILS OF E-AUCTION

FOR PROPERTY DESCRIBED IN ITEM no 1

Description of Property /s	As per SCHEDULE - I
Date & Time of e-Auction	On: 27.07.2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 24.07.2026 Before: 4:00 pm
Reserve Price: Rs. 4,21,99,200/- (Rupees Four Crore Twenty-One Lakh Ninety-Nine Thousand Two Hundred Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 42,19,920/- (Rupees Forty-Two Lakh Nineteen Thousand Nine Hundred and Twenty Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)	
Contact Person Details & Mob. Nos.: Mr. Samsuddin Mohideen: Mob: 9884882346 Mr. Srinivas Revelly; Mob: 8106160151 Mr. Ayan Bhattacharya; Mob: 9811710558	

**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: 22/06/2026
Place: Chennai

Regd. Office

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