

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Aug/848

Dated: 06/08/2026

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) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002).

To

1	Mr. JANARDHANAN C B (Borrower/Mortgagor) Chembara House, Vallachira, near Bhagavathy Temple, Oorakam, Thrissur, Kerala -680562 Email: chembarajanardhanan@gmail.com Mob: 9446142434	2	Mrs. Bijina A C (Co-Borrower) Chemba ra House, Vallachira, near Bhagavathy Temple, Oorakam, Thrissur, Kerala -680562 Email: chembarajanardhanan@gmail.com Mob: 9446995750
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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) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002.

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

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. **44,69,660/- (Rupees Forty Four Lakh Sixty Nine Thousand Six Hundred and sixty Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **30th September 2022** read with the transaction documents executed in relation thereto, repayment whereof was secured, inter alia, by way of mortgage of the immovable property being as described in **Schedule - I** (hereinafter referred to as the **“Secured Asset”**).
2. That after availing the aforesaid loans you the abovenamed addressees committed defaults in repayments and in view of the continuous defaults and under the relevant applicable guidelines / circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset **(“NPA”)** w.e.f. **03/09/2024**.

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



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3. That thereafter, a demand notice dated **18/09/2024** U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addressees but you failed to make the payment of demanded amount i.e. Rs. **Rs. 45,50,766/- (Rupees Forty Five Lakh Fifty Thousand Seven Hundred and Sixty Six Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **18th September 2024** within 60 days of the said notice, and as such the secured creditor has taken **physical** possession of the Secured Asset on **27/08/2025** in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder. The possession notice in Appendix IV form was published in two leading newspapers i.e. one in English and other one in vernacular language, on **04/09/2025**, within seven days from the date of taking possession, in compliance of Rule 8(2) of the said Rules.
4. That thereafter, the Authorized Officer has obtained valuation of the Secured Asset from an approved valuer and in consultation with the secured creditor, has fixed the reserve price of the Secured Asset at INR 39,80,139/- (Rupees Thirty Nine Lacs Eighty Thousand One Hundred Thirty Nine Only) more particularly described in **Schedule II**.
5. That accordingly, the secured creditor has decided that the Secured Asset may be put to sale under Rule 8(5)(c) of the said Rules, by holding a public auction through E-auction mode on **24/08/2025**.
6. That the date for inspection of the said property is fixed on or before 22/08/2025. The Earnest Money Deposit of Rs. 3,98,013/- (Rupees Three Lacs Ninety Eight Thousand Thirteen Only) shall be remitted by RTGS / NEFT to Beneficiary Account No. 919020036409265, Beneficiary Name – AXIS FINANCE LIMITED – SARFAESI SALE PROCEEDS, Bank Name- Axis Bank Ltd, Branch- Ranande Road, Dadar West, Mumbai, IFSC- UTIB0002273, Type of Account- Current or by Demand Draft / Pay Order drawn in favour of “**Axis Finance Limited**” payable at Mumbai, and the duly completed bid documents together with KYC shall be submitted on the e-auction portal on or before 22/08/2025.
7. That this sale notice of 30 days, at pre-sale stage, is being given to you the addressees in compliance of Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid Secured Asset shall be put to sale, by holding public auction through



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e-auction mode on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis after 15 clear days on 24/08/2025.

8. Please take notice that the secured assets mortgaged to Axis Finance Limited shall be sold by public e-auction through <https://sarfaesi.auctiontiger.net//EPROC/> between 11.00 am to 12.00 noon. For further details please refer to the notice published in the newspapers and at websites: <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.com
9. That the attention of you the abovenamed addressees is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the Secured Asset. In case you are desirous of exercising your rights under the said provision, **you are hereby called upon to pay a sum of Rs. 54,92,603/- (Rupees Fifty Four Lakhs Ninety Two Thousand Six Hundred Three Only) due as on 04/08/2026, together with further interest thereon at the contractual rate and all costs, charges and expenses incurred by the secured creditor, on or before 22/08/2026.**
10. **The detailed terms and conditions of the e-auction sale set out in Part II hereof form an integral part of this notice.**

SCHEDULE – I

<u>Description of Immovable Secured Asset</u>
<u>Security towards LAN 0456MMA00006941</u>
All that piece and parcel of land and Residential Building having an extent of 08.01 Ares in Re.S.No. 149/20/1 in S.No 240/1, Block no 32 together with building bearing no 13/107 situated in Vallachira Village, Thrissur Taluk, in the Sub Registration District of Cherppu and in the Registration District of Thrissur and bounded by: North: Property of Pelliserry Shaju South: Panchayat Road East: Property of Kumaran West: Property of Sudheeran



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SCHEDULE - II

DETAILS OF E-AUCTION

FOR PROPERTY DESCRIBED IN SCHEDULE I

Description of Property /s	As per SCHEDULE - I
Date & Time of e-Auction	On: 24.08.2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On or Before: 22.08.2026 Before: 4:00 pm
Reserve Price: Rs. INR 39,80,139/- (Rupees Thirty Nine Lacs Eighty Thousand One Hundred Thirty Nine Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 3,98,013/- (Rupees Three Lacs Ninety Eight Thousand Thirteen Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)	
Contact Person Details & Mob. Nos.: Mr. Mabusad Mob: 8861292573 Mr. Ayan Bhattacharya; Mob: 9811710558 Mr. Dipin Das 9895666533	

Date: 06/08/2026
Place: Thrissur


Authorized Officer
Axis Finance Limited

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