

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Aug/853

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. Royal 313 Enterprises (Borrower) 15 462 Padapparambu, Malappuram, Kerala-676507 Email: ryljanish@gmail.com Mobile- 8137999313	2. Mohammed Janish (Co-Borrower I cum Mortgagor) Parammal, Padapparambu, Vattallur Kuruva, Malappuram, Kerala-676507 Email: ryljanish@gmail.com Mobile- 8137999313
3. Aboobacker Parammal (Co-Borrower II) Parammal, Padapparambu, Vattallur Kuruva, Malappuram, Kerala-676507 Email: ryljanish@gmail.com Mobile- 9562303131	

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)-0456MMA00015415

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of **Rs. 2,74,00,000/- (Rupees Two Crores Seventy Four Lakhs Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **29th August 2024** 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**").

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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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. **05/04/2026**.
3. That thereafter, a demand notice dated **15/04/2026** 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. **INR 2,74,67,117/- (Rupees Two Crores Seventy Four Lakhs Sixty Seven Thousand One Hundred Seventeen Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **13th April 2026** within 60 days of the said notice in respect of both the loan accounts, and as such the secured creditor has taken **symbolic possession** of the Secured Asset on **24/06/2026** 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 **30/06/2026**, 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 3,01,66,745/- (Rupees Three Crores One Lakh Sixty Six Thousand Seven Hundred Forty Five 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 **10/09/2026**.
6. That the date for inspection of the said property is fixed on or before 08/09/2026. The Earnest Money Deposit of **Rs. 30,16,674/- (Rupees Thirty Lakhs Sixteen Thousand Six Hundred Seventy Four 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



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together with KYC shall be submitted on the e-auction portal on or before 08/09/2026.

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 e-auction mode on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis after 30 clear days on 10/09/2026.
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. 2,82,81,734/- (Rupees Two Crores Eighty Two Lakhs Eighty One Thousand Seven Hundred Thirty Four 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 08/09/2026.**
10. **The detailed terms and conditions of the e-auction sale set out in Part II hereof form an integral part of this notice.**



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SCHEDULE – I

<u>Description of Immovable Secured Asset</u>
<u>Security towards LAN 0456MMA00015415</u> All that piece and parcel of the Project known as Residential 15.985 ares property bearing survey no. 98/1-65, Block No.001, Property admeasuring 17191 sq. ft. kuruva village Malappuram, Kerala-676507 And bounded as follows: North : Parammal Mariyumma Kaivasham sthalam East : Swakarya Vazhi West : Swakarya Vazhi South : Panchayath Road



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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: 10.09.2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On or Before: 08.09.2026 Before: 4:00 pm
Reserve Price: INR 3,01,66,745/- (Rupees Three Crores One Lakh Sixty Six Thousand Seven Hundred Forty Five Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 30,16,674/- (Rupees Thirty Lakhs Sixteen Thousand Six Hundred Seventy Four 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: Malappuram

Authorized Officer
Axis Finance Limited



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