

**By Registered AD/Speed Post/Courier/Email**

**WITHOUT PREJUDICE**

**Ref. No. AFL/CO/2026-27/Legal/Aug/858**

**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. | <b>Weber Associates<br/>(Borrower)</b><br>4 <sup>th</sup> Floor, Room No. 25-1503,<br>Trichur Trade Centre, Kuruppam<br>Road, Thrissur, Kerala-680001<br><br><b>Email</b> <b>Id:</b><br>weberassociatestcr@gmailcom<br><br><b>Mob. No.:</b> 9388442161 | 2. | <b>Sija Binoj<br/>(Co Borrower)</b><br>Thottiparambil House, Santhi<br>Road, Kuttanellur PO, Puthur,<br>Vettukad, Thrissur, Kerala-680014<br><br><b>Email Id:</b> <u>vpbabooji@gmail.com</u><br><br><b>Mob. No.:</b> 7510242504 |
| 3. | <b>Binoj<br/>(Co Borrower II cum Mortgagor)</b><br>Thottiparambil House, Santhi<br>Road, Kuttanellur PO, Puthur,<br>Vettukad, Thrissur, Kerala-<br>680014<br><br><b>Email</b> <b>Id:</b><br>weberassociatestcr@gmailcom<br><b>Mob. No.:</b> 9388442161 |    |                                                                                                                                                                                                                                 |

**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) - 0456MMA00016754**

**Dear Sir/Madam,**

1. That you the abovenamed addressees had availed financial assistance of Rs. **31,30,000/- (Rupees Thirty One Lakhs Thirty Thousand Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **26<sup>th</sup> September 2024** read with the transaction documents executed in relation

**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**

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. **03/01/2026**.
3. That thereafter, a demand notice dated **17/01/2026** 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. **Rs. 31,62,759/- (Rupees Thirty One Lakh Sixty Two Thousand Seven Hundred and Fifty Nine Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05<sup>th</sup> January 2026** within 60 days of the said notice, and as such the secured creditor has taken **physical** possession of the Secured Asset on **30/07/2026** 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 **03/08/2026**, 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 46,99,800/- (Rupees Forty Six Lakhs Ninety Nine Thousand Eight Hundred 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 **06/09/2026**. The Earnest Money Deposit of **Rs. 4,69,980/- (Rupees Four Lakhs Sixty Nine Thousand Nine Hundred Eighty 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-



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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 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](http://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. 33,56,794/- (Rupees Thirty Three Lakhs Fifty Six Thousand Seven Hundred Ninety 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**

### **Description of Immovable Secured Asset**

#### **Security towards LAN 0456MMA00016754**

All that piece and parcel of Residential Flat bearing No. 6A1, Apartment Type B, having super built up area of 1492 sq. ft. on the 2<sup>nd</sup> Floor, in the Apartment Building known as "TOP CRYSTAL", Flat No. 2B having 1/35<sup>th</sup> part undivided share constructed on land having 7.28 ares of land in Sy no. 1958/Part 1 and 2.43 area of land in Sy no. 1958/Part 5 having Thrissur Corporation House NO. 37/2396/11 with single car park area in ground floor and common facilities in the above property situated at Kottappuram, Thrissur Taluk and bounded by:

#### **BOUNDARIES OF ENTIRE LAND**

North : Public pathway width of 18 links

South : Corporation Canal

East : Corporation Road

West : Property of Suresh



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# **AXIS FINANCE**

**SCHEDULE - II**

**DETAILS OF E-AUCTION**

**FOR PROPERTY DESCRIBED IN SCHEDULE I**

| Description of Property /s                                                                                                                                              | As per SCHEDULE – I                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date &amp; Time of e-Auction</b>                                                                                                                                     | <b>On:</b><br><b>10.09.2026</b><br><br><b>Time:</b><br><b>From: 11.00 am to: 12.00 noon</b><br>with unlimited extensions of 5 minutes<br>each |
| <b>Date &amp; Time for Bid Submission</b>                                                                                                                               | <b>On or Before: 08.09.2026</b><br><br>Before: 4:00 pm                                                                                        |
| <b>Reserve Price: INR 46,99,800/- (Rupees Forty Six Lakhs Ninety Nine Thousand Eight Hundred Only)</b><br><br>* Price below which the Flat /property/s will not be sold |                                                                                                                                               |
| <b>Earnest Money Deposit (10% of RP): Rs. 4,69,980/- (Rupees Four Lakhs Sixty Nine Thousand Nine Hundred Eighty Only)</b>                                               |                                                                                                                                               |
| <b>Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)</b>                                                                                                      |                                                                                                                                               |
| <b>Contact Person Details &amp; Mob. Nos.:</b><br><br>Mr. Mabusad Mob: 8861292573<br><br>Mr. Ayan Bhattacharya; Mob: 9811710558<br><br>Mr. Dipin Das 9895666533         |                                                                                                                                               |

Date: 06/08/2026  
Place: Thrissur



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