By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Oct/1102 **Dated: 23/10/2026**

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.	**A A S and Co** **(Borrower)** SF No 299, Gowthamapuri Nagar, Vilankurichi Road, Coimbatore, Tamilnadu 641035 Email - aasandco2012@gmail.com Mobile - 9894595795	**2.**	**Mrs. REVATHI SENTHILKUMAR** **(Co-Borrower I)** 2-7, R K Gardens, Thenishwarar Kovil Street, Vellalur, Coimbatore, Tamil Nadu 641111 Email: aasandco2012@gmail.com Mobile: 8056740135
3.	**Mr. SENTHILKUMAR (Co-Borrower II cum Mortgagor)** 2-7, R K Gardens, Thenishwarar Kovil Street, Vellalur, Coimbatore Tamil Nadu 641111 Email: aasandco2012@gmail.com Mobile: 9894595795		

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) - 0456MMA00009568**

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. **3,44,50,000/- (Rupees Three Crores Forty Four Lakhs Fifty Thousand Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **21st June 2023** 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. **03/09/2025**.

3. That thereafter, a demand notice dated **27/09/2025** 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. 3,19,88,888/- (Rupees Three Crore Nineteen Lakh Eighty Eight Thousand Eight Hundred and Eighty Eight Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05th September 2025** within 60 days of the said notice, and as such the secured creditor has taken **symbolic possession** of the Secured Asset on **24/12/2025** in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder. The possession notice in Appendix IV form was published in leading English newspaper and vernacular newspaper on **25/12/2025**, 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 **Rs. 4,05,39,600/- (Rupees Four Crores Five Lakhs Thirty Nine Thousand Six 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 **09/11/2026**.

6. That the date for inspection of the said property is fixed on or before 23/09/2026. The Earnest Money Deposit of **Rs. 40,53,960/- (Rupees Forty Lakhs Fifty Three Thousand Nine Hundred Sixty 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 06/11/2026.

7. That this sale notice of 15 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 15 clear days on 09/11/2026.

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 LIMITED

AXIS FINANCE

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. 3,58,11,966/- (Rupees Three Crore Fifty Eight Lakhs Eleven Thousand Nine Hundred sixty six Only) due as on 21/10/2026, together with further interest thereon at the contractual rate and all costs, charges and expenses incurred by the secured creditor, on or before 08/11/2026.**

Yours truly,
For **Axis Finance Limited**

Authorized Officer

SCHEDULE – I

Description of Immovable Secured Asset
Security towards LAN 0456MMA00009568 All that piece and parcel of Industrial Building bearing Door no 29 & 30 in S.F.No. 163, 163/5 part, 163/6 part, 165, 165/part, 166, 166/5part constructed on Plot No. C 27 and C 30, V 59 to the extent of 41 cents, 102 sq ft of land Private Industrial Estate (SIDCO}, Assessment no 162/100/04156, 162/100/04157, EB SC no. 0325900631 situated in Coimbatore, Tamilnadu 641021 and bounded by: East: 100 ft Wide Road no 5 West: 40 feet Wide Road no 9 North: Plot no C 28 (Eastern Part) and Plot no C 29 (Western Part) South: Plot no C 26 (Eastern Part) and Plot no C 32 (Western Part) **Admeasuring** East West on the North - 251.2 ft East West on the South - 251.2 ft North South on the East - 71.5 ft North South on the West - 71.5 ft

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

Totally measuring to an extent of 41 cents 102 sq ft or 17692 sq ft of land with Industrial Building vagaiarah and rights of mamool pathway and all other appurtenances thereto

SCHEDULE - II

DETAILS OF E-AUCTION

Description of Property /s	**As per SCHEDULE – I**
Date & Time of e-Auction	**On:** **09.11.2026** **Time:** From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	**On: 06.11.2026** Before: 4:00 pm
Reserve Price: Rs. 4,05,39,600/- (Rupees Four Crores Five Lakhs Thirty Nine Thousand Six Hundred Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): **Rs. 40,53,960/- (Rupees Forty Lakhs Fifty Three Thousand Nine Hundred Sixty Only)**	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only).	
Contact Person Details & Mob. Nos.: Mr. Nevlin Pinto; Mob: 9629153368 Mr. Samsuddin Mohideen: Mob: 9884882346 Mr. Mabusad M, Mob: 8861292573 Mr. Ayan Bhattacharya; Mob: 9811710558	

AXIS FINANCE LIMITED

Authorized Officer
Axis Finance Limited

Date: 23/10/2026
Place: Chennai