

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Oct/1106

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) of Security Interest (Enforcement) Rules, 2002).

To,

1. ARISTOTLE PRINTERS (Borrower) Shop No 51, Old Bus Stand Villupuram Muncipal Building Villupuram Tamil Nadu 605602 Email vinithr2020@gmail.com Mobile - 8870326733	2. Mr. VINITH RAJAMOORTHY (Co-Borrower I cum Mortgagor) 53/24 Sandhanabajanai, Kovil Street, Villupuram, Tamilnadu Villupuram Tamilnadu 605602 Email - vinithr2020@gmail.com Mobile - 8870326733
3. Mrs. VALARMATHI J (Co-Borrower II) No 24/53 Sandhanabajanai, Kovil Street V Marudur, Villupuram, Tamil Nadu- 605602 Email Id: vinithr2020@gmail.com PHONE NO.- 9597593833	

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) - 0456MMA00012729

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. **Rs.24,00,000/- (Rupees Twenty Four Lakhs Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **31st January 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. **04/07/2025**.
3. That thereafter, a demand notice dated **08/08/2025** 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. 22,42,948/- (Rupees Twenty Two Lakh Forty Two Thousand Nine hundred and forty eight Only)** due as on **05th July 2025** within 60 days of the said notice, and as such the secured creditor has taken **symbolic possession** of the Secured Asset on **13/11/2025** 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 **19/11/2025**, 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. 33,80,228/- (Rupees Thirty Three Lakhs Eighty Thousand Two Hundred Twenty Eight 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 07/11/2026. The Earnest Money Deposit of **Rs. 3,38,022.8/- (Rupees Three Lakhs Thirty Eight Thousand Twenty Two and Paise Eight 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

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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 09/11/2026.

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. 22,42,948/- (Rupees Twenty Two Lakh Forty Two Thousand Nine hundred and forty eight Only)** due as on **05th July 2025**, 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

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SCHEDULE – I

Description of Immovable Secured Asset

All that piece and parcel of Open Residential Plot situated in Villupuram District, Villupuram Registration District, Villupuram Taluk, Villupuram Joint Sub Registrar Office, Panampattu Village, Marudham Garden, Common in Sy no 19/2D & 21/1E sub divided as Sy nos 19/2D1A & 21/1E1A1

ITEM No 1 (Covered under Registered Sale Deed Vide Doc no 6668/2023)

Western Portion of Plot no 26

East to West both sides 23 ft

North to South 60 ft

Totally having area of 1380 sq ft and bounded by:

East	-	Eastern Portion of Plot no 26 of Anbarasan
West	-	20 feet North South Layout Road
North	-	20 feet East West Layout Road
South	-	Plot no 27 of Victor Vijaykumar

ITEM No 2 (Covered under Registered Sale Deed Vide Doc no 6669/2023)

Eastern Portion of Plot no 26

East to West both sides 23 ft

North to South 60 ft

Totally having area of 1380 sq ft and bounded by:

East	-	Plot no 25
West	-	Western Portion of Plot no 26 of Kumaran
North	-	20 feet East West Layout Road
South	-	Plot no 27 of Victor Vijaykumar

Totalling both items having an area of 1380 sq ft + 1380 sq ft = Rs.2760 sq ft

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SCHEDULE - II
DETAILS OF E-AUCTION

Description of Property /s	As per SCHEDULE - I
Date & Time of e-Auction	<p style="text-align: center;">On:</p> <p style="text-align: center;">09.11.2026</p> <p style="text-align: center;">Time:</p> <p style="text-align: center;">From: 11.00 am to: 12.00 noon</p> <p style="text-align: center;">with unlimited extensions of 5 minutes each</p>
Date & Time for Bid Submission	<p style="text-align: center;">On: 06.11.2026</p> <p style="text-align: center;">Before: 4:00 pm</p>
<p>Reserve Price: Rs. 33,80,228/- (Rupees Thirty Three Lakhs Eighty Thousand Two Hundred Twenty Eight Only)</p> <p>* Price below which the Flat /property/s will not be sold</p>	
<p>Earnest Money Deposit (10% of RP): Rs. 3,38,022.8/- (Rupees Three Lakhs Thirty Eight Thousand Twenty Two and Paise Eight Only)</p>	
<p>Bid Increment Amount: Rs. 50,000/- (Rupees Fifty Thousand Only)</p>	
<p>Contact Person Details & Mob. Nos.:</p> <p>Mr. Nevlin Pinto; Mob: 9629153368</p> <p>Mr. Samsuddin Mohideen: Mob: 9884882346</p> <p>Mr. Mabusad M, Mob: 8861292573</p> <p>Mr. Ayan Bhattacharya; Mob: 9811710558</p>	


Authorized Officer
Axis Finance Limited

Date: 23/10/2026

Place: Villupuram

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