

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Oct/1103

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.	NARAYANA and CO (Borrower) No 23, Radha Nagar Main Road, Chrompet, Kanchipuram, Tamil Nadu 600044 Email - narayanapvc@gmail.com Mobile - 7338705928	2.	Mr. SAM RAMASWAMY SAMBANTHAM (Co-Borrower I cum Mortgagor) S 17/9, Valliyammaai Street, Vijayalakshmi Nagar, Kanchipuram Tamil Nadu 600044 Also at: 45917, Valliyammaai Street, Vijayalakshmi Nagar Kanchipuram Tamil Nadu 600044 Email- sam.subramani@yahoo.in Mobile - 9444216256
3.	Late SAMBANTHAM RAMASWAMY (Co-Borrower II cum Mortgagor) Since Deceased, represented by his legal heirs No 9 Valliyammai Street Vijayalakshmi Nagar Chrompet Kanchipuram Tamil Nadu 600044 Email:- narayanapvc@gmail.com Mobile : 7338705928		

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) – 0456MMA00006638

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance(s) from **Axis Finance Limited** (AFL / Secured Creditor) to the tune of **Rs. 2,05,50,033/- (Rupees Two Crore Five Lakh Fifty Thousand and thirty three Only)** vide Loan Agreement dated **05th September 2022** read with the transaction documents executed in relation thereto,

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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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. **03.11.2025**.
3. That thereafter, a demand notice dated **24.11.2025** 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. 1,88,63,066/- (Rupees One Crore Eighty Eight Lakh Sixty Three Thousand and sixty six Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05th November 2025** within 60 days of the said notice and as such the secured creditor has taken **Physical Possession** of the Secured Asset on **21.09.2026** in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder. The possession notice in Appendix IV form was published in leading English newspaper and vernacular newspaper on **03.03.2026**, 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 **Rs. 2,71,89,440/- (Rupees Two Crores Seventy One Lakhs Eighty Nine Thousand Four Hundred Forty 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 18.09.2026. The Earnest Money Deposit of **Rs. 27,18,944/- (Rupees Twenty Seven Lakhs Eighteen Thousand Nine Hundred Forty 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 together with KYC shall be submitted on the e-auction portal on or before **06.11.2026**.

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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**.
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. 2,09,76,936/- (Rupees Two Crores Nine Lakhs Seventy Six Thousand Nine Hundred Thirty Six Only)** due as on **31.08.2026**, together with further interest thereon at the contractual rate and all costs, charges and expenses incurred by the secured creditor, **on or before 08.11.2026**.

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 Industrial Building bearing Door no 755, comprised in S.No.114/6B3 measuring 27 Cents, S.No.114/6B1C measuring 9 Cents, S.No.114/6B2B measuring 24 Cents, S.No.114/6B1B measuring 4 Cents, S.No.114/6B1D measuring 22 Cents, S.No.114/6B2A measuring 4 Cents, S.No.114/6B2C measuring 6 Cents in all totally admeasuring 96 Cents together with building and amenities thereon situated at Selliamman Koil Street, PVC Pipes Company, Agaram Village, Thiruporur Taluk, Chengalpet Taluk, Kancheepuram District, and the land bounded on the

North by : Vacant land

South by : Road

East by: Vacant Land

West by : Vacant Land

situated within the Sub Registration District of Thiruporur and Registration District of Chengalpet.

SCHEDULE - II**DETAILS OF E-AUCTION FOR PROPERTY DESCRIBED**

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: 04:00 pm
Reserve Price: Rs. 2,71,89,440/- (Rupees Two Crores Seventy One Lakhs Eighty Nine Thousand Four Hundred Forty Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 27,18,944/- (Rupees Twenty Seven Lakhs Eighteen Thousand Nine Hundred Forty Four Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Nevlin Pinto; Mob : 9629153368 Mr. Samsuddin Mohideen; Mob: 9884882346 Mr. Ayan Bhattacharya; Mob: 9811710558 Mr. Mabusad M; Mob: 8861292573	



Authorized Officer
Axis Finance Limited

Date: 23/10/2026

Place: Chennai

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