

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Aug/884

Dated: 14/08/2026

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. Om Sakthi Tyres (Borrower) 27-8-5, Trichy Main Road Villupuram Tamil Nadu - 605602 Email ID: sathyamoorthy6633@gmail.com Mob. No.: 9443355918	2. Sattiamurthy N (Co-Borrower I) No 34 First Street New Saram Puducherry Pondicherry - 605013 Email ID: sathyamoorthy6633@gmail.com Mob. No.: 9443355918
3. Meenatchi N (Co-Borrower II / Mortgagor) No 34 First Street New Saram Puducherry Pondicherry - 605013 Email ID: sathyamoorthy6633@gmail.com Mob. No.: 9789288822	4. Nithya S (Co-Borrower III) No 34 First Street New Saram Puducherry Pondicherry - 605013 Email ID: sathyamoorthy6633@gmail.com Mob. No.: 9443355918

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) - 0456MMA00012895

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. **1,12,00,000/- (Rupees One Crores Twelve Lakhs Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **22nd February 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"**).
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

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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India (RBI), your loan account(s) was classified as Non-Performing Asset ("**NPA**") w.e.f. **03/06/2025**.

3. That thereafter, a demand notice dated 27/06/2025 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. 1,13,55,344/- (Rupees One Crore Thirteen Lakhs Fifty Five Thousand Three Hundred Forty Four Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 03rd June 2025 within 60 days of the said notice, and as such the secured creditor has taken physical possession of the Secured Asset on 20/07/2026 in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder. The possession notice in Appendix IV form was published in leading English newspaper and vernacular newspaper on 22/07/2026, 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. 88,89,827/- (Rupees Eighty Eight Lakhs Eighty Nine Thousand Eight Hundred Twenty Seven 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 **08/09/2026**.
6. That the date for inspection of the said property is fixed on or before 07/09/2026. The Earnest Money Deposit of **Rs. 8,88,982/- (Rupees Eight Lakhs Eighty Eight Thousand Nine Hundred Eighty Two 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 22/08/2026.
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 08/09/2025.



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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. 1,28,92,997/- (Rupees One Crore Twenty Eight Lakh Ninety Two Thousand Nine Hundred Ninety Seven 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 07/09/2026.**

Yours truly,

For **Axis Finance Limited**
Authorized Officer



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AXIS FINANCE

SCHEDULE – I**Description of Immovable Secured Asset****Security towards LAN 0456MMA00012895**

All that piece and parcel of Residential House bearing R.S. no 91/50, having an area of 1440 sq ft with the RCC roof house situated in Saram Revenue Village, Puducherry Sub Registrar office, Puducherry Registration District, Puducherry and bounded by

Measuring

East to West – 90 feet

North to South – 16 feet

Boundaries

East – Road

West – House of Thiyagarajan

North – House of Kiramani

South – House of Annamalai Teacher

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

Description of Property /s	As per SCHEDULE – I
Date & Time of e-Auction	On: 08.09.2026
	Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 07.09.2026 Before: 4:00 pm
Reserve Price: Rs. 88,89,827/- (Rupees Eighty Eight Lakhs Eighty Nine Thousand Eight Hundred Twenty Seven Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 8,88,982/- (Rupees Eight Lakhs Eighty Eight Thousand Nine Hundred Eighty Two Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Samsuddin Mohideen: Mob: 9884882346 Mr. Mabusad M, Mob: 8861292573 Mr. Ayan Bhattacharya; Mob: 9811710558	

Date: 14/08/2026

Place: Puducherry

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