

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Oct/1105

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. Mr. STALLONE FERNANDO S (Borrower) 276, Thirumal Nagar, Perumal Puramal Puram, Nellai, Palayamkottai, Tirunelveli, Tamil Nadu- 627007 Email: stallon.fernando@gmail.com Mob: 9791729227	2. Mrs. SHANTI S (Co-Borrower I) 276, Thirumal Nagar, Perumal Puramal Puram, Nellai, Palayamkottai, Tirunelveli, Tamil Nadu- 627007 Email: stallon.fernando@gmail.com Mob: 9787039227
3. Mrs. SHANTI S (Co-Borrower I) 14C, Matha Thottam Nagar, SRM Hotel Opp Fishing Harbour, Tuticorin, Tamil Nadu- 628002 Mob: 9787039227	

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) - 0456AHA00002610

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. **Rs.28,60,000/- (Rupees Twenty Eight Lakh Sixty Thousand Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **30th April 2022** 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

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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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. **05/03/2025**.

3. That thereafter, a demand notice dated **19/03/2025** 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. 28,59,660/- (Rupees Twenty Eight Lakh Fifty Nine Thousand Six Hundred and Sixty Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05th March 2025** within 60 days of the said notice, and as such the secured creditor has taken **symbolic possession** of the Secured Asset on **06/10/2025** 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 **08/10/2025**, 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. 50,88,436/- (Rupees Fifty Lakh Eighty Eight Thousand Four Hundred Thirty Six 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. 5,08,843.6/- (Rupees Five Lakh Eight Thousand Eight Hundred Forty Three and Paise Six 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. 28,59,660/- (Rupees Twenty Eight Lakh Fifty Nine Thousand Six Hundred and Sixty Only) as on 05th March 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

SCHEDULE - I

Description of Immovable Secured Asset

Security towards LAN 0456AHA00002610

All that piece and parcel of Residential House bearing Door no 14C in T.S 1139/204, town Survey Block 9, T.S no 1137, 1138/1, 1138/2, 1139/4B & 1139/204 (South Beach Road) Tuticorin West Side Southern Row, in that West portion Northern side land situated in Tuticori Registration District, Tuticorin Keelur, Sub-Registration office, Tuticorin Municipal Ward 19, Town Survey Ward no 1 and bounded by:

North: Land in T.S no. 1139/2

South: 20 feet East West Road

East: Land belongs to Sanshawn Shipping Service

West: Property sold by the Vendor to Millers Super Market

Measurements:

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East West on both Sides: 20 feet
North South on both Side: 36.5 feet

Thus totaling 730 sq ft.

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. 50,88,436/- (Rupees Fifty Lakh Eighty Eight Thousand Four Hundred Thirty Six Only)	
* Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 5,08,843.6/- (Rupees Five Lakh Eight Thousand Eight Hundred Forty Three and Paise Six 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. Srinivas Revelly; Mob: 8106160151 Mr. Ayan Bhattacharya; Mob: 9811710558	

Date: 23/10/2026
Place: Tuticorin


Authorized Officer
Axis Finance Limited

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