

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Oct/1096

Dated: 22/10/2026

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.	Mr. Darshan KP (Borrower cum Mortgagor) Sri Lakshmi Ranganatha Nilaya, Ward No 7, Tiptur Road, Vasanthanagara Huliyar, Tumakuru, Karnataka- 572218 Email ID: darshankp14@gmail.com Mob. No.: 9900967152	2.	Mrs. PRATHISTITHA SS (Co-Borrower) Sri Lakshmi Ranganatha Nilaya, Ward No 7, Tiptur Road, Vasanthanagara Huliyar, Tumakuru, Karnataka- 572218 Email ID: darshankp14@gmail.com Mob. No.: 9900967152
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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) - 0456MMA00012835

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. **3,55,25,000/- (Rupees Three Crores Fifty Five Lakhs Twenty Five Thousand 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 India (RBI), your loan account(s) was classified as Non-Performing Asset ("**NPA**") w.e.f. **03/01/2025**.

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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3. That thereafter, a demand notice dated **16/01/2025** 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. 3,63,46,979/- (Rupees Three Crore Sixty Three Lakhs Forty Six Thousand Nine Hundred Seventy Nine Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05th January 2025** within 60 days of the said notice, and as such the secured creditor has taken **physical possession** of the Secured Asset on **15/12/2025** 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 **20/12/2025**, 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. 2,32,95,450/- (Rupees Two Crores Thirty Two Lakhs Ninty Five Thousand Four Hundred Fifty 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 07/09/2026. The Earnest Money Deposit of **Rs. 23,29,545/- (Rupees Twenty Three Lakhs Twenty Nine Thousand Five Hundred Forty Five 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”,

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“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. 4,40,94,562/- (Rupees Four Crores forty Lakhs Ninety Four Thousand Five Hundred and sixty two 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

Regd. Office

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SCHEDULE - I**Description of Immovable Secured Asset****Security towards LAN 0456MMA00012835**

All that piece and parcel of Residential Building bearing Gram Panchayat Khaha no 44 and Assessment no 44/2 and E-Khatha no 152500101100400533 (formed in Sy no 988/3) measuring East to West: 37.19 mtrs and Noth to South: 21.34 mtrs situated at Thimmalapura Village, Huliya Hobli, Chikkanayakanahalli Taluk, Tumkur District is bounded by:

North by : Own site

South by: Own Hiduvali Land

East by: Huliyaaru to Tiptur Road

West by: Own Hiduvali Land

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: 4:00 pm
Reserve Price: Rs. 2,32,95,450/- (Rupees Two Crores Thirty Two Lakhs Ninty Five Thousand Four Hundred Fifty Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 23,29,545/- (Rupees Twenty Three Lakhs Twenty Nine Thousand Five Hundred Forty Five Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only).	
Contact Person Details & Mob. Nos.: Mr. Mabusad M, Mob: 8861292573 Mr. Ayan Bhattacharya; Mob: 9811710558	



Authorized Officer
Axis Finance Limited

Date: 22/10/2026

Place: Tumkur, Karnataka

Regd. Office

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