

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Oct/1097

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

To,

1. Mrs. PALLAVI C (Borrower/Mortgagor) No 2, Near Maruthi Gas Main Shaft Line, Oorgaum Post, KGF Bangarpet Kolar, Karnataka 563120 Email: <u>palluhems@gmail.com</u> Mob: 8073279892	2. Mr. SANDEEP Y (Co-Borrower I) No 2, Near Maruthi Gas Main Shaft Line, Oorgaum Post, KGF Bangarpet Kolar, Karnataka 563120
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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) of Security Interest (Enforcement) Rules, 2002).

Sub: E – Public Auction cum Sale Notice of the Secured Asset(s)

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. **82,00,000/- (Rupees Eighty Two Lakhs Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **25th November 2023** 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. **03/10/2024**.

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 **21st October 2024** 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. 83,84,375/- (Rupees Eighty Three Lakhs Eighty Four Thousand Three Hundred Seventy Five Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05th October 2024** within 60 days of the said notice, and as such the secured creditor has taken **Symbolic Possession** of the Secured Asset on **29/01/2025** 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 **01/02/2025**, 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. 1,12,02,341/- (Rupees One Crore Twelve Lakhs Two Thousand Three Hundred Forty One 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. 11,20,234/- (Rupees Eleven Lakhs Twenty Thousand Two Hundred Thirty 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.
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. 95,71,948/- (Rupees Ninety Five Lakhs Seventy One Thousand Nine Hundred and forty eight Only)** as on **21st October 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 Commercial land bearing Municipal Khatha no 1969/2-2105/2-1969/3-2105/3-1969/4-2105/4-1969/5-2105/5, bearing PID no 19-4-595-58/66, totally measuring to an extent of 607.585620 square meters, bearing Site no 36, 37, 38, 39 & 28 situated at No. 58/66, Coolie Line, Oorgaum Limits, Robertsonpet K.G.F Robertsonpet Hobli, Bangarpet Taluk, within the limits of Robertsonpet K.G.F City Municipal limits, Robertsonpet Hobli, Bangarpet Taluk now K.G.F Taluk equipped with electrical installation and water tap connection therein and are commonly bounded by:

North: Road 19-4-596

South: PID 19-4-561-183

East: Rain Water Drain 19-4

West: Road 19-4-595

Along with full rights of absolute ownership, alienation and easement rights attached hereunto above, with all drainages and easement rights attached hereunto above.

Along with all rights, liberties, privileges, appurtenance etc both underneath or above the surface thereon and with all easement rights attached hereunto above.

THE Schedule Property was constructed using brick and cement for walls, cement plastering, red oxide flooring, local wood for doors and windows, AC sheet roofing, built area measures 305.650870 square meters.

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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. 1,12,02,341/- (Rupees One Crore Twelve Lakhs Two Thousand Three Hundred Forty One Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 11,20,234/- (Rupees Eleven Lakhs Twenty Thousand Two Hundred Thirty Four Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)	
Contact Person Details & Mob. Nos.: Mabusab; Mob: 8861292573 Mr. Ayan Bhattacharya; Mob: 9811710558 Mr. TN Hegde; Mob: 9538062422	


Authorized Officer
Axis Finance Limited

Date: 22/10/2026

Place: Bangarpet

Regd. Office

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