

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No.AFL/CO/2026-27/Legal/Aug/907

Date: 21/08/2026

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. SWAPNA BIRRU (Borrower/Mortgagor)

Gramapanchayat Mothcore, Mothukur m, Nalgonda, Mothkur, Telangana, 508277

Also At:

7-192, Hanuman Vada Mothkur, Nalgonda, Telangana 508277

Email: birrunaresh5@gmail.com

Mob: 9701186011

2. NARESH BIRRU (Co-Borrower)

Gramapanchayat Mothcore, mothukur m, Nalgonda, Mothkur, Telangana, 508277

Also At:

7-192, Hanuman Vada Mothkur, Nalgonda, Telangana 508277

Email: birrunaresh5@gmail.com

Mob: 7893428581

Sub:: Sale of Immovable Property 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) along with Rule 8 (6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Ref: Loan Account No.0456AHA00008229 &0456MMA00013297

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of **Rs. 30,00,000/- (Rupees Thirty Lakh Only) &Rs. 17,00,000/- (Rupees Seventeen Lakh Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **17th February 2024 & 15th March 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**”).

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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2. That after availing the aforesaid loans you the above named 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. **03/02/2026**
3. That thereafter, a demand notice dated **21/02/2026** 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. **INR. 46,51,626/- (Rupees Forty Six Lakh Fifty One Thousand Hundred and twenty six Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **05th February 202** within 60 days of the said notice, and as such the secured creditor has taken **Symbolic Possession** of the Secured Asset on **22/05/2026** 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 **23/05/2026**, 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.57,33,972 /- (Rupees Fifty Seven Lakhs Thirty Three Thousand Nine Hundred Seventy Two 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 **25/09/2026**.
6. That the date for inspection of the said property is fixed on or before **07/09/2026**. The Earnest Money Deposit of **Rs.5,73,397/- (Rupees Five Lakhs Seventy Three Thousand Three Hundred Ninety Seven 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 **24/09/2026**.
7. That this sale notice of **30** 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 **30** clear days on **25/09/2026**.
8. Please take notice that the secured assets mortgaged to Axis Finance Limited shall be sold by public e-auction on **25/09/2026** through **<https://sarfaesi.auctiontiger.net//EPROC/>**

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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 above named 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.49,15,551 /- (Rupees Forty Nine Lakhs Fiteen Thousand Five Hundred Fifty One Only) due as on 21/08/2026, together with further interest thereon at the contractual rate and all costs, charges and expenses incurred by the secured creditor, on or before 24/09/2026.

Yours truly,

For Axis Finance Limited

Authorized Officer

SCHEDULE – I

Description of Immovable Secured Asset

All that part and parcel of Residential House (GF+FF+ Terrace) constructed on Plot No.43, South-West Portion admeasuring 100.83 sq yds, equivalent to 84.29 sq mtrs, in Sy No. 22 to 26, and having plinth area of 1435.48 sq ft (Stilt Floor – 717.69 sq ft, First Floor – 717.79 sq ft) with RCC situated Narapally Village, Under Pocharam Municipality, Ghatkesar Mandal, Medchal-Malkajgiri Distirct, Hyderabad, Telangana-500088 and bounded by:

North: Plot no 43 Northwest portion

South: Plot no 44

East: Plot no 43 Eastern Portion

West: 30 Feet Wide Road

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SCHEDULE - II
DETAILS OF E-AUCTION
FOR PROPERTY DESCRIBED IN ITEM no 1

Description of Property /s	As per SCHEDULE – I
Date & Time of e-Auction	On: 25.09.2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 24.09.2026 Before: 4:00 pm
Reserve Price: Rs.57,33,972 /- (Rupees Fifty Seven Lakhs Thirty Three Thousand Nine Hundred Seventy Two Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP):Rs.5,73,397/- (Rupees Five Lakhs Seventy Three Thousand Three Hundred Ninety Seven Only)	
Bid Increment Amount: Rs. 50,000/- (Rupees Fifty Thousand Only)	
Contact Person Details & Mob. Nos.: Mr. Srinivas R Mob: 8106160151 Mr. Ayan Bhattacharya :Mob: 9811710558 Mr.Vishal Singh Mob: 7569155361 Mr. Subba Rao Mob: 9959617259	

Authorized Officer
Axis Finance Limited

Date:21/08/2026
Place: Hyderabad

Regd. Office

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