

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No.AFL/CO/2026-27/Legal/Aug/904&905

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.Mr. VENKATA PARVATISAM SANAPALA (Borrower/Mortgagor)

39-22-10/2, Kalinga Nagar, near Vizag Profile Apartment, Madhavadhara, Vishakhapatnam, Andhra Pradesh

Email: parualwaysrocks@gmail.com

Mob: 6309811007

2. Mrs. SUGUNAVATI SANAPALA (Co-Borrower)

39-22-10/2, Kalinga Nagar, near Vizag Profile Apartment, Madhavadhara, Vishakhapatnam, Andhra Pradesh

Email: parualwaysrocks@gmail.com

Mob: 6309811007

3.Ms. ALPANA RAJ PUJARI (Co-Borrower)

39-22-10/2, Kalinga Nagar, near Vizag Profile Apartment, Madhavadhara, Vishakhapatnam, Andhra Pradesh

Email: parualwaysrocks@gmail.com

Mob: 8008466999

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.0456MMA00004831 & 0456MMA00005153

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of **Rs. 5,00,00,000/- (Rupees Five Crore Only) & Rs. 64,12,178/- (Rupees Sixty Four Lakh Twelve Thousand one hundred and seventy eight Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **26th February 2022 & 29th March 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 above named addressees committed defaults in repayments and in view of the continuous defaults and under the relevant applicable

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CIN : U65921MH1995PLC212675



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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 **18/02/2026** 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. 5,46,92,926/- (Rupees Five Crore Forty Six Lakh Ninety Two Thousand nine Hundred and twenty six Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05th February 2026** within 60 days of the said notice, and as such the secured creditor has taken **Symbolic Possession** of the Secured Asset on **12/05/2026** 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 **15/05/2026**, 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.8,31,65,022/- (Rupees Eight Crore Thirty One Lakhs Sixty Five Thousand Twenty Two Only) & Rs.1,03,95,000 (Rupees One Crore Three Lakhs Ninety Five Thousand 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.83,16,502/- (Rupees Eighty Three Lakhs Sixteen Thousand Five hundred Two Only) & Rs.10,39,500/- (Rupees Ten Lakhs Thirty Nine Thousand Five Hundred 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.5,45,10,916/- (Rupees Five Crore Forty Five Lakhs Ten Thousand Nine Hundred Sixteen 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

ITEM no 1 – Security towards LAN no 0456MMA00004831

All that part and parcel of Residential Property bearing Door No.39-22-10/2, in Sy.No.80/4, Kalinga Nagar, Marripalem Village, Revenue Ward 39, Greater Visakhapatnam Municipal Corporation area, Visakhapatnam District.

North: Road

South: 10 Feet Wide Road and Vizag Profiles Apartment

East: 10 Feet Wide Road

West: 30 Feet Road

ITEM no 2 – Security towards LAN no 0456MMA00005153

All that part and parcel of site measuring an extent of 77.75 sq yds or 65 sq mtrs being undivided and unspecified $\frac{1}{4}$ share out of total extent of 311 sq yds bearing Plot no 13 together with Ground Floor measuring 2100 sq ft bearing D No 39-22-8/10, GVMC Property tax Asst. no 1086236609, situated at Kalinga Nagar covered by Survey no 20/4B part of Madhavadhara Village within the limits of Greater Visakhapatnam Municipal Corporation, Dwarakanagar SRO limits, Vishakhapatnam District and bounded by:

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North: RCC slabbed House in Plot no 14 belongs to Okkinti Punna Rao

South: RCC slabbed Houses in Plot no 12 belongs to Karri Sivaramakrishna & Uppasala Lakshminarayana (late)

East: RCC slabbed House in Plot no 32 belongs to Sanapala Ananda Rao

West: 30 Feet Road

Measurements

East Wing: 40'-0" feet or 12.19 mtrs

South Wing: 70'-0" feet or 21.33 mtrs

West Wing: 40'-0" feet or 12.19 mtrs

North Wing: 70'-0" feet or 21.33 mtrs

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.Rs.8,31,65,022/- (Rupees Eight Crore Thirty One Lakhs Sixty Five Thousand Twenty Two Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP):Rs.83,16,502/- (Rupees Eighty Three Lakhs Sixteen Thousand Five hundred Two Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh 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	

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**DETAILS OF E-AUCTION
FOR PROPERTY DESCRIBED IN ITEM no 2**

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.10,39,500/- (Rupees Ten Lakhs Thirty Nine Thousand Five Hundred Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP):Rs.1,03,95,000 (Rupees One Crore Three Lakhs Ninety Five Thousand Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh 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

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