

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Aug/897

Date: 19/08/2026

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. YADADRI AGRO FARMS PRIVATE LIMITED (Borrower cum Mortgagor) Represented by its Director Mr. Sai Kiran Kothapally Plot No 344, Road no 7, Kakathiya Hills, Guttala Begumpet, Madhapur, Telangana 500090 Email: <u>yadadriagrofarm@gmail.com</u> Mob No: 9000447762	2.	Mr. SAI KIRAN KOTHAPALLY (Co-Borrower/Director) H No 27-1611/1, Plot no 14, L B Nagar, Near Community Hall, Safilguda, Secunderabad, Hyderabad 500056 Mobile: 8008808084
3	Mr. PEESAPATI RAVISHANKAR (Co-Borrower) H No 308, Sumanth Sai Palace, Road No 8, Bandari Layout, Nizampet Village, Telangana 500090 Mobile: 9000447762		

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. 0456MMA00008702**

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of **2,93,13,725/- (Rupees Two Crore Ninety Three Lakh Thirteen Thousand Seven hundred and twenty five only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **28th February 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 above named addressees committed defaults in repayments and in view of the continuous defaults and under the relevant applicable guidelines

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



AXIS FINANCE

/ 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. **08.06.2024**

3. That thereafter, a demand notice dated **26/06/2024** 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. 2,97,98,410/- (Rupees Two Crore Ninety Seven lakh Ninety eight thousand four hundred and ten only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **due as on 08th June 2024** within 60 days of the said notice, and as such the secured creditor has taken **Physical possession** of the Secured Asset on **21/01/2025** 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 **25/01/2025**, 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.2,10,25,931/- (Rupees Two Crore Ten Lakhs Twenty Five Thousand Nine Hundred Thirty 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 **08/09/2026**.
6. That the date for inspection of the said property is fixed on or before **24/08/2026**. The Earnest Money Deposit of **Rs.21,02,593/- (Rupees Twenty One Lakhs Two Thousand Five Hundred Ninety Three 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 **07/09/2026**.
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", "As is what is", "Whatever there is" and "Without recourse" basis after 15 clear days on **08/09/2026**.
8. Please take notice that the secured assets mortgaged to Axis Finance Limited shall be sold by public e-auction on **08/09/2026** through **<https://sarfaesi.auctiontiger.net//EPROC/>**

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



AXIS FINANCE

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.3,87,30,181 /- (Rupees Three Crore Eighty Seven Lakhs Thirty Thousand One Hundred Eighty One Only) due as on 18/08/2026, together with further interest thereon at the contractual rate and all costs, charges and expenses incurred by the secured creditor, on or before 07/09/2026.

Yours truly,
For Axis Finance Limited
Authorized Officer



SCHEDULE - I

Description of Immovable Secured Asset

All that Part and Parcel of Commercial Building (**Western Part of 3rd Floor**) with super built up area of 3297 sqft (including two car parking in Cellar) together with an undivided share of land admeasuring 101.5 sqyds, out of 1015 sq. yds, constructed on Plot nos. 9 & 10, Municipal No. 8-2-248/1/7/9 & 10/3B situated at Panjagutta, known as Road no 1, Banjara Hills, Hyderabad, Telangana and bounded on the:

North by: Open to Sky

South by: Open to Sky

East by: Corridor, Staircase & Lift (East Part of 3rd Floor)

West by: Open to Sky

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

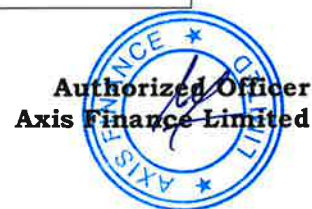


AXIS FINANCE

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: 08.09.2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 07.09.2026 Before: 4:00 pm
Reserve Price: Rs.2,10,25,931/- (Rupees Two Crore Ten Lakhs Twenty Five Thousand Nine Hundred Thirty One only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs.21,02,593/- (Rupees Twenty One Lakhs Two Thousand Five Hundred Ninety Three 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	

Date:19/08/2026
Place: Hyderabad



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



AXIS FINANCE