

By Speed Post A.D./Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2025-26/Legal/Apr/612

Dated: 07/04/2026

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. B.P. Food Products Private Limited (Borrower) Registered Office in front of IIITM College Near Hazira Police Station, Morena Link Road, Gwalior, Madhya Pradesh – 474015 Email: bpfoodproductsp@gmail.com	2. Girraj Bansal (Guarantor/Security Provider) D – 5/A, Gulmohar City, Putlighar Road, Adupurajagir, Behind new collectorate, Gwalior – 474 006 Madhya Pradesh Email: girraj.bansal@osslagroup.com / spsgirraj.bansal@gmail.com
3. Ketan Bansal (Guarantor) D – 5/A, Gulmohar City, Putlighar Road, Adupurajagir, Behind new collectorate, Gwalior – 474 006 Madhya Pradesh Email: ketanbansal@osslagroup.com	4. Mamta Bansal (Guarantor) D – 5/A, Gulmohar City, Putlighar Road, Adupurajagir, Behind new collectorate, Gwalior – 474 006 Madhya Pradesh Email: spsgirraj.bansal@gmail.com
5. M/s Om Shri Shubh Labh Agritech Private Limited (Corporate Guarantor) Registered Office in front of IIITM College Near Hazira Police Station, Morena Link Road, Gwalior, Madhya Pradesh – 474015 Email: info@omshrishubhlabh.co.in	

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)

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

Dear Sir/Madam,

Your kind attention is invited to provisions of sub-sections (8) of section 13 of the SARFAESI Act where under you can tender the entire outstanding dues of **Rs. 19,77,93,683/- (Rupees Nineteen Crores Seventy Seven Thousand Ninety Three Thousand Six Hundred Eighty Three Only)** due as on 29th July, 2025 together with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment/realization for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.

Please also note that if the entire outstanding dues together with the cost, charges and expenses incurred is not tendered before publication of notice for sale of the secured assets by public auction by inviting quotations tender from public or by private treaty you may not be entitled to redeem the secured asset(s).

Hence please take notice that the secured assets mortgaged to Axis Finance Limited more fully described in the "**SCHEDULE-I**" hereunder shall be sold by public e-auction to be held on **May 12, 2026** through [https://sarfaesi.auctiontiger.net /EPROC/](https://sarfaesi.auctiontiger.net/EPROC/) at **11:00 a.m. onwards**. For further details please refer to the notice published in the newspapers and at websites: <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.com

Yours truly,

For **Axis Finance Limited**

Sachita



Authorized Officer

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor,
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AXIS FINANCE

SCHEDULE - I

Description of Immovable Secured Asset

All that piece and parcel of land admeasuring 3338.5 sq. meters (35,922 sq. ft.) located at T.R. Puram Colony Morena Madhya Pradesh bearing Survey No. 1020/Min-1, of Village Jaura Khurd, Municipal No. 1292, Ward No. 02/41 and Computerized Property I.D. No. 1002901203, together with all the building and structures thereon, fixtures, fittings and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth, both present and future, bounded by:

East By: Land of Mahesh chandra Mangal.
West By: Property of Seller and Others.
North By: Common Road wide 7.50 Meters.
South By: Krishna Nagar.

SCHEDULE - II DETAILS OF E-AUCTION

Description of Property /s Date & Time of e-Auction		As per SCHEDULE - I
		On: May 12, 2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission		On: May 8, 2026 Before: 4:00 pm
Reserve Price	Rs. 26,59,00,000/- {Rupees Twenty-Six Crores Fifty-Nine Lakhs Only}	
EMD	Rs. 2,65,90,000/- {Rupees Two Crores Sixty-Five Lakhs Ninety Thousand Only}	
Note- Reserve Price is the price below which the property will not be sold. Earnest Money Deposit (EMD) is 10% of Reserve Price		
Bid Increment Amount: Rs. 10,00,000/- (Rupees Ten Lakhs Only).		
Contact Person Details & Mob. Nos.: Mr. Hafeez Patanwala: 9920177772 Mr. Ayan Bhattacharya: 9811710558 Ms. Radhika Agarwal: 8604974201		



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