

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/June/756

Dated:22/06/2026

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.	Late Mr. AKASH KUMAR ROSE (Borrower) (represented by his Legal Heir Mrs. Krupa H Prajapati) Flat No D 1301, Orchids Woods Apartment, Kothanur, Bangalore Karnataka 560077 Email - akash@niccindia.org Mobile - 9886897499	2.	Mrs. KRUPA H PRAJAPATI (Co-Borrower I) Flat No D 1301, Orchids Woods Apartment, Kothanur, Bangalore Karnataka 560077 Email Id: krupa@lemondust.in Mobile: 9019551511
3.	LEMONDUST STUDIOS (Co-Borrower II) 1 st Floor, No 34-2, Geddalhalli, Hennur Main Road, Kothanur Post, Bangalore Karnataka 560077 Email Id: krupa@lemondust.in Mobile: 9019551511		

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,

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. 4,02,30,755/- (Rupees Four Crore Two Lakh Thirty Thousand Seven Hundred and Fifty-Five Only) as on 15th June 2026** (amount o/s as on the date of the demand notice dated 29th September 2025 issued u/s 13(2) of SARFAESI Act) – Rs. 3,70,35,725/- (Rupees Three Crore Seventy Lakh Thirty Five Thousand Seven Hundred and Twenty Five Only) with further interest at the contractual rates, along with default/penal interest and other charges etc., till full payment/realization for



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

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 amount of 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 **27th July 2026** through **<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: **{service provider website}** and **www.axisfinance.com**

Yours truly,

For **Axis Finance Limited**



Authorized Officer

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SCHEDULE - I

Description of Immovable Secured Asset

Security towards LAN 0456MMA00009082

Item no.1

All that piece and parcel of Residential Property (GF +FF+ SF) bearing no.30 in CMC Katha no.339/29/1/30, ward no.30, situated at Hennur village, Kasaba Hobli, Bangalore north taluk, Bangalore, presently within the limits of BBMP and bounded by:

East: Site no.28

West: Road (25ft wide)

North: Road (20ft wide)

South: Site no.31

Admeasuring - East to West 65ft & North to South 40ft in total measuring 2600sqft

Item no.2

All that piece and parcel of the Residential property Property (GF +FF+ SF) bearing no.31 in CMC Katha no.339/29/1/31, ward no.30, situated at Hennur village, kasaba hobli, Bangalore north taluk, Bangalore, presently within the limits of BBMP and bounded by:

East: Site no.28

West: Road (25ft wide)

North: Site no.30

South: Road (20ft wide)

Admeasuring: East to West 65ft & North to South 40ft in total measuring 2600sqft



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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: 27.07.2026 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 24.07.2026 Before: 4:00 pm
Reserve Price: Rs. 4,96,38,600/- (Rupees Four Crore Ninety-Six Lakh Thirty-Eight Thousand Six Hundred Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 49,63,860/- (Rupees Forty-Nine Lakh Sixty-Three Thousand Eight Hundred and Sixty Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)	
Contact Person Details & Mob. Nos.: Mr. T N Hegde: Mob: 9538062422 Mr. Srinivas Revelly; Mob: 8106160151 Mr. Ayan Bhattacharya; Mob: 9811710558	

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) /RULE 9 (1) OF
SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

This may also be treated as notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s, guarantor/s and mortgagor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date.

Date: 22/06/2026
Place: Bangalore


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