

**By Registered AD/Speed Post/Courier/Email**

**WITHOUT PREJUDICE**

**Ref. No. AFL/CO/2026-27/Legal/Aug/857**

**Dated: 06/08/2026**

**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. <b>ASMA RAZIQHA<br/>(Borrower cum Mortgagor)</b><br>No 10, Matrusri Nilaya, Acharya College<br>Road, Chikkabanavara Near Euro School Tarabanahalli, Bangalore Rural Karnataka 560090<br>Email: <a href="mailto:asmaraziqha8660@gmail.com">asmaraziqha8660@gmail.com</a><br>Mobile- 9845081100 | 2. <b>NAZIMULLA KHAN<br/>(Co-Borrower I)</b><br>No 90 / 1 3rd Cross 19th Main, BTM2nd Stage Bangalore South Bangalore Karnataka 560076<br>Email: <a href="mailto:a.r.transport98@gmail.com">a.r.transport98@gmail.com</a><br>Mobile- 9980994787 |
| 3. <b>A.R TRANSPORT<br/>(Co-Borrower II)</b><br>No 10, Matrusri Nilaya, Acharya College<br>Road, Chikkabanavara Near Euro School Tarabanahalli, Bangalore Rural Karnataka 560090<br>Email: <a href="mailto:a.r.transport98@gmail.com">a.r.transport98@gmail.com</a><br>Mobile- 9845081100        | 4. <b>M. SAFI ULLA KHAN<br/>(Co-Borrower III)</b><br>No 90 / 1 3rd Cross 19th Main Btm2nd Stage Bangalore South Bangalore Karnataka 560076<br>Email: <a href="mailto:khanshaba49@gmail.com">khanshaba49@gmail.com</a><br>Mobile- 9535960960     |

**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) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002.**

**Sub: E – Public Auction cum Sale Notice of the Secured Asset(s)**

**Dear Sir/Madam,**

1. That you the abovenamed addressees had availed financial assistance of **Rs. 54,93,551/- (Rupees Fifty Four Lakhs Ninety Three Thousand Five Hundred**



**Fifty One Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated **29th November 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 abovenamed 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 **05/02/2026** 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 52,53,724/- (Rupees Fifty Two Lakh Fifty Three Thousand Seven hundred and twenty four Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **05<sup>th</sup> February 2026** 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 two leading newspapers i.e. one in English and other one in vernacular language, on 28/05/2026, 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 **INR 63,47,520/- (Rupees Sixty Three Lakhs Forty Seven Thousand Five Hundred Twenty 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 **10/09/2026**.
6. That the date for inspection of the said property is fixed on or before **08/09/2026**. The Earnest Money Deposit of **Rs. 6,34,752/- (Rupees Six Lakhs Thirty Four Thousand Seven Hundred Fifty Two Only)** shall be remitted by RTGS / NEFT to Beneficiary Account No. 919020036409265, Beneficiary Name – AXIS

**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**

FINANCE LIMITED – SARFAESI SALE PROCEEDS, Bank Name- Axis Bank Ltd, Branch- Ranade 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 08/09/2026.

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 10/09/2026.
8. Please take notice that the secured assets mortgaged to Axis Finance Limited shall be sold by public e-auction through **<https://sarfaesi.auctiontiger.net//EPROC/>** 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](http://www.axisfinance.com)**
9. That the attention of you the abovenamed 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. 51,90,430/- (Rupees Fifty one lakh ninety thousand four hundred thirty Only) due as on 04/08/2026, together with further interest thereon at the contractual rate and all costs, charges and expenses incurred by the secured creditor, on or before 08/09/2026.**
10. **The detailed terms and conditions of the e-auction sale set out in Part II hereof form an integral part of this notice.**



**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](mailto:info@axisfinance.in) | Website : [www.axisfinance.in](http://www.axisfinance.in)  
CIN : U65921MH1995PLC212675



**AXIS FINANCE**

## **SCHEDULE - I**

### **Description of Immovable Secured Asset**

#### **Security towards LAN 0456AHA00004435**

All that piece and parcel of Residential House (GF+FF) constructed on Northern portion of Site no 3, formed in property bearing Assessment No 58/1, Katha No 58/1, situated at 1st cross, Dr Anandappa Layout, Chikkabanavara V, Bangalore Rural, Karnataka 560090

#### **Measurements:**

East to West – 30 feet

North to South – 25 feet

totally admeasuring 750 sq ft

#### **BOUNDARIES**

North : Road

South : Remaining Southern portion of the same site bearing no 03

East : Road

West : Site bearing no 04



#### **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](mailto:info@axisfinance.in) | Website : [www.axisfinance.in](http://www.axisfinance.in)

CIN : U65921MH1995PLC212675



# **AXIS FINANCE**

**SCHEDULE - II**

**DETAILS OF E-AUCTION**

**FOR PROPERTY DESCRIBED IN SCHEDULE I**

| <b>Description of Property /s</b>                                                                                                                                               | <b>As per SCHEDULE - I</b>                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date &amp; Time of e-Auction</b>                                                                                                                                             | <b>On:</b><br><b>10.09.2026</b><br><br><b>Time:</b><br><b>From: 11.00 am to: 12.00 noon</b><br>with unlimited extensions of 5 minutes<br>each |
| <b>Date &amp; Time for Bid Submission</b>                                                                                                                                       | <b>On or Before: 08.09.2026</b><br><br>Before: 4:00 pm                                                                                        |
| <b>Reserve Price: INR 63,47,520/- (Rupees Sixty Three Lakhs Forty Seven Thousand Five Hundred Twenty Only)</b><br><br>* Price below which the Flat /property/s will not be sold |                                                                                                                                               |
| <b>Earnest Money Deposit (10% of RP): Rs. 6,34,752/- (Rupees Six Lakhs Thirty Four Thousand Seven Hundred Fifty Two Only)</b>                                                   |                                                                                                                                               |
| <b>Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lakh Only)</b>                                                                                                              |                                                                                                                                               |
| <b>Contact Person Details &amp; Mob. Nos.:</b><br><br>Mr. Mabusad Mob: 8861292573<br><br>Mr. Ayan Bhattacharya; Mob: 9811710558<br><br>Mr. T N Hegde : 9538062422               |                                                                                                                                               |

Date: 06/08/2026  
Place: Bangalore



**Authorized Officer**  
**Axis Finance Limited**

**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**