

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No.AFL/CO/2026-27/Legal/Aug/911

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. Rayapuram Bixapathi (Borrower)

H No 3-130 Inavole Aanole Po, Hanumakonda Dist Warangal Telangana 506310

Email Id: rayapuramb16@gmail.com Phone No..- 9949609144

2. Rayapurapu Swarupa (Co-Borrower & Mortgagor)

H No 3-130 Inavole Aanole Po, Hanumakonda Dist Warangal Telangana 506310

Email Id: rayapuramb16@gmail.com Phone No..- 9949609144

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.0456MLA00002334

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of **NR 20,00,000/- (Rupees Twenty Lakhs Only)** from **Axis Finance Limited** (AFL / Secured Creditor) vide Loan Agreement dated 11th February 2017 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 / 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. **05/04/2026**

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



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3. That thereafter, a demand notice dated **17/04/2026** 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. **Rs.20,49,739 /- (Rupees Twenty Lakhs Forty Nine thousand Seven Hundred Thirty Nine Only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) **due as on 17/04/2026** within 60 days of the said notice, and as such the secured creditor has taken **Symbolic Possession** of the Secured Asset on **14/07/2026** 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 **16/07/2026**, 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.27,02,340/- (Rupees Twenty Seven Lakhs Two Thousand Three Hundred Forty 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.2,70,234/- (Rupees Two Lakhs Seventy Thousand Two Hundred Thirty Four 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/>** 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**.

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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.21,59,391 /- (Rupees Twenty One Lakhs Fifty Nine Thousand Three Hundred Ninety One 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

All that the R.C.C. House bearing No.3-130, admeasuring 300.00 Sq.Yards, equivalent to 250.80 Sq.Meters with Plinth area of 350 Sq.Feets, in Survey No.983, Situated at Inavolu Village and Mandal, Hanumakonda District, and bounded by :-

North : Open Land belongs to Anumala Veeraswamy

South : 20 Feet Road

East : Open land belongs to Venkataswamy

West : Open land belongs to Ch.Venkataiah

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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: 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.27,02,340/- (Rupees Twenty Seven Lakhs Two Thousand Three Hundred Forty only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs.2,70,234/- (Rupees Two Lakhs Seventy Thousand Two Hundred Thirty Four only)	
Bid Increment Amount: Rs. 50,000/- (Rupees Fifty Thousand 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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