

By Registered AD/Speed Post/Courier/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2026-27/Legal/Aug/912

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. Venkateshvarrao Aalla (Borrower)

H No1-5-1015/90, 1st Floor, Road No 5, Old Alwal, Manjeera Nagar Colony , Macha Bollaram, Medchal Malkajgiri, Hyd Hyderabad Telangana 500010
Email Id: sailajatarun@gmail.com Phone No.- 9441010652

2. Alekhya Infraa Developers (Co-Borrower)

H No1-5-1015/90, 1st Floor, Road No 5, Old Alwal, Manjeera Nagar Colony , Macha Bollaram, Medchal Malkajgiri, Hyd Hyderabad Telangana 500010

Email Id: sailajatarun@gmail.com Phone No.- 9441010652

3. Sailaja Alla (Co-Borrower & Mortgagor)

H No1-5-1015/90, 1st Floor, Road No 5, Old Alwal, Manjeera Nagar Colony , Macha Bollaram, Medchal Malkajgiri, Hyd Hyderabad Telangana 500010

Email Id: sailajatarun@gmail.com Phone No.- 9441010652

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. 0456MMA00012972

Dear Sir/Madam,

1. That you the abovenamed addressees had availed financial assistance of **INR 3,50,00,000 /- (Rupees Three crores Fifty Lakhs Only)** from **Axis Finance Limited (AFL / Secured Creditor)** vide Loan Agreement dated 22nd February 2024 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”**).

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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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. **10/04/2026**
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. 3,47,33,523 /- (Rupees Three crore Forty seven Lakhs Thirty three Thousand Five Hundred Twenty Three 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.4,97,41,200/- (Rupees Four Crore Ninety Seven Lakhs Forty One Thousand Two Hundred 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.49,74,120/- (Rupees Forty Nine Lakhs Seventy Four Thousand One Hundred Twenty 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/>**

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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.3,61,56,484/- (Rupees Three Crore Sixty One Lakhs Fifty Six Thousand Four Hundred Eighty Four 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

PROPERTY -1

All that the Open Plot No. 465, in Survey Nos. 547, 548, 549, 552, 571 & 572, admeasuring 200 Square Yards or equivalent to 167.2 Square Metres, Covered under Ward No.1 and Block No.5, Situated at "PAKALAKUNTA", ALWAL Village, Malkajgiri Mandal, Ranga Reddy District, Now Newly formed as Alwal Mandal, Medchal-Malkajgiri District and bounded as follows: (Doct No.250 of 2022)

NORTH : PLOT NO.466

SOUTH : PLOT NO.464

EAST : PLOT NO.470

WEST : 30'-0" WIDE ROAD

PROPERTY -2

All that the Open Plot No. 464, in Survey Nos. 547, 548, 549, 552, 571 & 572, admeasuring 200 Square Yards or equivalent to 167.2 Square Metres, Covered under Ward No.1 and Block No.5,

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Situated at "PAKALAKUNTA", ALWAL Village, Malkajgiri Mandal, Ranga Reddy District, Now Newly formed as Alwal Mandal, Medchal-Malkajgiri District and bounded as follows: (Doct No.1290 of 2022)

NORTH : PLOT NO.465

SOUTH : PLOT NO.463

EAST : PLOT NO.471

WEST : 30'-0" WIDE ROAD

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.4,97,41,200/- (Rupees Four Crore Ninety Seven Lakhs Forty One Thousand Two Hundred only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs.49,74,120/- (Rupees Forty Nine Lakhs Seventy Four Thousand One Hundred Twenty 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 Mr.Vishal Singh Mob: 7569155361 Mr. Subba Rao Mob: 9959617259	

Authorized Officer
Axis Finance Limited

Date:21/08/2026
Place: Hyderabad

Regd. Office

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