

E-Public Auction-cum-Sale Notice

E Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with provision to Rule 8 (6) and Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/s and Mortgagor/s, that the below described immovable properties mortgaged / charged to Secured Creditor, the **PHYSICAL POSSESSION** of which has been taken by the Authorised Officer of Axis Finance Limited, Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”**, on **18th March 2025** for recovery of **Rs. 3,19,28,897/- (Rupees Three Crore Nineteen Lacs Twenty Eight thousand Eight hundred and ninety seven only) as on 10th February 2025** (amount o/s as on the date of the demand notice dated 26th June 2024 issued u/s 13(2) of SARFAESI Act) – Rs. 2,97,98,410/- (Rupees Two Crore Ninety Seven lakh Ninety eight thousand four hundred and ten only) with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment / realization from the Borrower / Mortgagors / Guarantors, i.e. **(1) YADADRI AGRO FARMS PRIVATE LIMITED (Borrower cum Mortgagor), (2) SAI KIRAN KOTHAPALLY (Co-Borrower-1), and (3) PEESAPATI RAVISHANKAR (Co-Borrower -2) (hereinafter collectively referred to as “the Borrowers”)**. The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

SCHEDULE – I

<u>Description of Immovable Secured Asset</u>
<p>All that Part and Parcel of Commercial Building (Western Part of 3rd Floor) with super built up area of 3297 sqft (including two car parking in Cellar) together with an undivided share of land admeasuring 101.5 sqyds, out of 1015 sq. yds, constructed on Plot nos. 9 & 10, Municipal No. 8-2-248/1/7/9 & 10/3B situated at Panjagutta, known as Road no 1, Banjara Hills, Hyderabad, Telangana and bounded on the:</p> <p>North by: Open to Sky</p> <p>South by: Open to Sky</p> <p>East by: Corridor, Staircase & Lift (East Part of 3rd Floor)</p> <p>West by: Open to Sky</p>

SCHEDULE - II

DETAILS OF E-AUCTION

Description of Property /s	As per SCHEDULE – I
Date & Time of e-Auction	On: 18.03.2025 Time: From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
Date & Time for Bid Submission	On: 15.03.2025 Before: 4:00 pm
Reserve Price: 3,95,64,000/- (Rupees Three Crore Ninety Five Lacs Sixty Four Thousand Only) * Price below which the Flat /property/s will not be sold	
Earnest Money Deposit (10% of RP): Rs. 39,56,400/- (Rupees Thirty Nine Lakh Fifty Six Thousand Four Hundred Only)	
Bid Increment Amount: Rs. 1,00,000/- (Rupees One Lac Only).	
Contact Person Details & Mob. Nos.: Mr. Sekhar Duddupudi: Mob: 9666398777 Mr. Swapneil Tiwari : Mob: 9820063208 Ms. Vachana Swamy : Mob: 7406368669	

For detailed terms and conditions of sale, please refer to the link provided in website i.e. <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.in;

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.

**Authorized Officer
Axis Finance Limited**

Date: **10th February, 2025**
Place: Mumbai