

IN THE COURT OF 16th ADDITIONAL CHIEF JUDICIAL MAGISTRATE AT BANGALORE
Crl. Ms. No. 10256/2025
BETWEEN: 1. Mrs. Nagamma, W/o. Keshava, aged about 38 years, 2. Mr. Kishore S/o Keshava, aged about 38 years, 3. Kumar S/o Keshava, aged about Minor, Pet. No 2 & 3 are minors rep, by their legal Guardian, All are Residing at No.39, 13th Main Road, Venkataswamy Garden, IPO Salappa Layout, Bangalore- 560 026. If anyone has got any objections with regard to death certificate, the same may be filed in the court in writing with all documents, on **30/01/2025** failing which the case will be decided ex-parte, in accordance with law.
And: The Commissioner, B.S.M.P. Bangalore...Respondent
PUBLIC NOTICE
This is to inform the general public that petitioners, have filed the above case before Hon'ble 16th Addl. Chief Judicial Magistrate Bangalore, for the death certificate of the husband of the petitioner No.1 Keshava, S/o. Narayanappa, died on 21.12.2021 at No. 39, 13th Main Road, Venkataswamy Garden, IPO Salappa Layout, Bangalore- 560 026. If anyone has got any objections with regard to death certificate, the same may be filed in the court in writing with all documents, on **30/01/2025** failing which the case will be decided ex-parte, in accordance with law.
Given under my hand and seal of the Court on this 08/01/2026
By order of the Court, Senior Sheristadar, XVI Addl. Chief Judicial Magistrate Court, Bangalore

IN THE COURT OF THE XIII ADDITIONAL CHIEF JUDICIAL MAGISTRATE AT BANGALURU CITY
C. MISC. No. 9503/2025
BETWEEN: 1. **Mr. RAJAMATHI LALLA KIAN**, S/o late Lal Khan, Aged about 55 years, 2. **Mr. SADIQ KIAN**, S/o late Lal Khan, Aged about 49 years, Both are Retirees, C.A. 308, 30th A Cross, Thak Nagar, Jayanagar, Bangalore-560041. **- PETITIONERS**
AND: The Registrar of Birth and Deaths BSMIP, Bangalore-560026. -RESPONDENT
PUBLIC NOTICE
Whereas the petitioners named above has filed the above petition seeking direction to register the date of death of the deceased who is the petitioners Mother by name Late **ZAIRABADI W/o Late LAL KIAN**, who died on 18.02.2022 at 436, 30th A Cross, Thak Nagar, Jayanagar, Bangalore-560041, and issue the direction accordingly for the death certificate. It is required to produce the same before the concerned authorities for the purpose of getting Death Certificate and other government facilities. Any person interested and having any objection in this matter, may appear before the above court at 11.00 a.m. on or on 27-01-2026 to which the case is posted for hearing.
Given under my hand and the seal of the Court this 9th day of January 2026.

PUBLIC NOTICE
We issue this Notice under the instructions of and on behalf of our client, Mr. Vinod K.S. son of Mr. G. Shiva Hanumanthappa, aged about 45 years, currently resident at No.272, Sarjapura Main Road, Near Kodathi Railway Gate, Kodathi, Carmelaram Post, Bengaluru, Karnataka-560 035 (Client/Owner). Based on the information provided to us by our Client for the purposes of issuing this Notice, we notify the public as hereunder:
Our Client and his family had entered into a Joint Development Agreement (JDA) dated 28.06.2019 with M/s. Aakrish Infrastructure Private Limited, (Formerly M/s. Savastu Housing (P) Ltd.), (registered as Document No. VRT-1-01897-2019-20 in Book I, stored in C.D. No. VRTD487, Sub-Register: Varthur, Bengaluru) for the development of the **Schedule-A Property** (described herein below) in the jointly-stored residential building complex comprising of flats/apartments known as **"Savastu Kings Square"**.
In furtherance to the JDA, our Client and his family had also executed a General Power of Attorney dated 28.06.2019 (GPA), in favour of **Mr. Manoj Kumar**, the Managing Director and nominee of the Developer (the 'Attorney/Agent' herein) (registered as Document No. VRT-4-00067-2019-20 in Book IV, stored in C.D. No. VRTD487, Sub-Register: Varthur, Bengaluru). The Owner and the Developer have thereafter entered into a Supplementary Agreement dated 20.08.2024 ("SA") and Addendum dated 12.02.2025 to the JDA/GPA/SA wherein they have allocated the proposed flats/apartments forming part of their respective shares. The GPA was issued by the Owner to the Developer for limited purposes and had not authorised the Developer/Attorney to sell the Developer's Share without first completing the project in all respects. No authority was given to the Developer/Attorney under the GPA to deal with the Owner's remaining portion of the land measuring **30,916 Sq. Ft.**, out of the larger extent of 1Acre 4Guntas + 47,916 Sq.Ft., i.e. **Schedule Property** (described herein below) since, the subject matter of JDA/GPA is confined only to 17,000 Sq. Ft.

CHANGE OF NAME
I, NAVEEN M S/o MURTHY, residing at # 1200, 8TH CROSS, NEAR ABRAR MASJID, HEGDE NAGAR, PO: DR. SHIVARAMA KARANTH NAGAR, DISTRICT: BANGALORE, KARNATAKA-560077, have changed the name of my minor son **SAM N** aged 17 years and he shall thereafter be known as **NEKATHAN N.**

CHANGE OF NAME
I, SUMA A W/o CHANDRASHEKAR N residing at NO 167, NEAR GOVT S CH OOL, BILIJAJI, PO: HESSARGHATTA, BANGALORE, KARNATAKA -560088, have changed the name of my minor son **SONITH C** aged about 05 years and he shall thereafter be known as **SOURAVC.**

NOTICE
ASM TECHNOLOGIES LIMITED
Lusanne Court, 80/2 Richmond Road, Bengaluru, Karnataka, 560025
NOTICE is hereby given that the certificates for the under mentioned Securities of the Company has been lost /misplaced and the holders of the said securities, have applied to the Company to issue duplicate certificates. Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office or Registrar and Transfer Agents: KFin Technologies Ltd, Selenium Tower-B, Plot 31-32, Gachibowli, Financial District, Hyderabad 500032 within 15 days from this date, else the Company will proceed to issue duplicate certificate without further intimation
Folio No. Name of the Share Certificate No. Distinctive Nos. No. of shares of Rs. 10/-
ASM006464 Bomti Tamboli 20451 2035001 to 2035100 100
Jasmine Tamboli 20458 2035701 to 2035800 100
Place : Mumbai
Date: 10/01/2026 Bomti Tamboli
Jasmine Tamboli

Bank of Baroda
Cox Town Branch (Bangalore North)
No.69/70, Maruti Surana Manglam,
Wheeler Road, Cox Town, Bangalore-560005.
Tel: 080-25485330; 080-25484771, E-mail: vijox@bankofbaroda.co.in

LOCKER OPEN NOTICE
This is the information of our valued patrons who have taken lockers on rent at below mentioned Bank of Baroda, Cox Town Branch, Bangalore and have committed breach of agreement. The notices sent as per RBI / Bank's guidelines to the renters at their recorded addresses have been returned undelivered stating either person/s addresses not found or left. Efforts to contact the locker holders in person at their present whereabouts could not be ascertained. Thus, having no alternative, the notice is given to the persons named below for contacting branch and to clear the dues of the Bank within a period of 15 days, failing which the bank will proceed to Break Open the Locker at their cost, risk and responsibility and the Bank will exercise its right to lien for recovery of outstanding rent cost and other charges.
BRANCH : COX TOWN

Locker Holder Name	Locker Number	Outstanding Balance	Break Open Date & Time
NAZEEN BEGUM WHAED 2-B, Doves Plan No 9 Hall Road, Richmond Town, Bangalore- 560005	7380AX0162	Rs. 13,452/-	15.04.2026 3:00 pm
Date: 08.01.2026 Place: Bangalore		Sd/- Authorised Officer Bank of Baroda	

ANAND RATHI
Anand Rathi Global Finance Limited, Express Zone, A Wing, 8th Floor, Western Express Highway, Goregaon (E), Mumbai - 400 063
Phone: +91 8433308283 | Website: www.rathi.com

E-AUCTION SALE NOTICE
Notice is hereby given in public in general and in particular to the below Borrower/Co-Borrower/s/Guarantor that the below described Schedule immovable property inter alia secured to Anand Rathi Global Finance Limited ("ARGFL") (Secured Creditor) having Loan Account No. ARGFL/SME-LAP/BNG/1404 (the Physical Possession of which, will be sold by an Online e-Auction through website https://sarfaesi.auctiontiegnet.net on the date specifically mentioned in Schedule, on an "As is where is" & "As is what is" and "Whatever there is" basis towards recovery of total sum specifically mentioned in Schedule and the contractual interest thereon and other cost and charges till the date of realization from Borrower/Co-Borrower/s/Guarantor as mentioned below:
Name of the Borrower: (1) M/s S.L.V Figure N Fitness (Borrower) No.123, Maruthi Towers, 3rd Floor, Near Lulus Bakery, Basavanapura Main Road, K.R.Pura - 560036.
Name of the Co-borrower/s: (2) Mr.Kumar C. (Co-Borrower) No.52, 2nd Cross, Priyadarshini Layout, Devasandra Main Road, Basavanapura, K.R.Puram, Bangalore - 560036. (3) Mrs.Vani K. (Co-Borrower) No.52, 2nd Cross, Priyadarshini Layout, Devasandra Main Road, Ayyappa Nagar, K.R.Puram, Bangalore - 560036.
Property Address: Site no. 51, Katha No 348/1/25/2/51, 2nd cross, Priyadarshini Layout, Devasandra Main Road, Basavanapura, K.R.Puram hobli, Bangalore East Taluk, Bangalore- 560038. **Boundaries:** East by: Residential House, West by: 25ft road, North by Vacant Site, South by: Resi Commercial Property, No. 50.
Outstanding Amount (as per demand) Rs. 31,00,520/- (Rupees Thirty One Lakhs Five hundred Twenty Only)
Date of Auction 29th January 2026
Reserve Price **Rs. 92,34,000/-** (Rupees Ninety Two Lakhs And Thirty Four Thousand Only)
Earnest Money Deposit 10% of the Reserve Price
Minimum Bid increment Amount Rs.10,000/- (Rupees Ten Thousand Only)
Date and time of inspection of property for intending purchasers 22nd January 2026 From 10am to 4pm
Date and time for submission of tender form alongwith KYCdocuments/Proof of IDetc. 27th January 2026 Up to 4.00 PM with KYC documents
Date & time of opening of online offers 29th January 2026 Between 10:00 am and 1.00 PM
Note: The intending bidder/purchaser may visit Anand Rathi Group website **www.rathi.com** for detailed terms and conditions regarding auction proceedings.
This Publication is also 15 days' notice stipulated under rule 8(6) & 9(1) or Security Interest (Enforcement) Rules, 2002 to the above Borrower/Co-Borrower/s/Guarantor.
Date: 9th January 2026
Place: Bangalore
Anand Rathi Global Finance Limited
Authorized Signatory

IN THE HONBLE COURT OF THE 1ST ADDL CHIEF JUDICIAL MAGISTRATE BANGALURU RURAL AT BANGALURU
C.MISC NO. 2068/2025
BETWEEN: (1) S. BACHESWARA, S/o. SUBBANA K.C., aged about 55 years, residing at Lingarahalli, Kannaigatta Post, Doddababai Taluk, Bangalore Rural District, pincode 561 203. **- PETITIONERS**
AND: (1) The Tahsildar, Bangalore East Taluk, K.R.Pura...RESPONDENTS
PUBLIC NOTICE
WHEREAS, the petitioners named above have filed the petition for issue of Death Certificate of the deceased sister to the petitioner No.1, Daughter to the petitioner No.2, sister to the respondent No.2 & 3 named as **SUNASA, W/O. MUNIRAJU D.D. MANANNA C.** (Bent liv Stage), Bangalore East Taluk, died on 19-05-2013 at Katugollahalli village, Bidarahalli Hobli, Virgoonapur, post, Bangalore East Taluk, Bangalore District-560049. The death certificate is required for the documentation purpose. Katha transfer and to maintain family status.
Interested parties are hereby called to appear in this court in person or by pleader duly instructed on **05-02-2026** at 11:00 A.M failing wherein the petition will be heard and determined ex-parte.
Given under my hand and the seal of this court on 29-12-2025.
By order of the Court, Sheristadar, Court of Chief Magistrate, Bangalore Rural District, Bangalore.
S. ANJANAPPA, Advocate.

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
Registered Office: 14th Floor, Eros Corporate Tower, Nehru Place, New Delhi-110019 Tel : 91-11-43315600 Fax : 91-11-43315618
Corporate Office: Unit No. : 502, C Wing, One BKC, Ruidel Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101 E-mail : acre.arc@acreindia.in Website : www.acreindia.in CIN : U56993DL2002PLC115769
POSSESSION NOTICE (For immovable property)
Whereas, The Authorized Officer of Bajaj Housing Finance Ltd., ("Original Lender") acting in its capacity as trustee of ACRE 178 Trusts, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice calling upon the borrowers to recover repay the amount as mentioned in the notice as below:

Sr. No.	Assignment Agreement date	Borrowers	Date of Notice issued under Sec. 13(2) of SARFAESI Act 2002.	Outstanding amounts mentioned in the notice issued under Sec. 13(2) of SARFAESI Act 2002.
1	23.09.2025	Nijalingappa Panchappa Jyothi	20.05.2022	Rs. 54,66,361/- (Rupees Fifty Four Lakh Sixty Six Thousand Three Hundred And Sixty One Only) against Loan Accounts No. 404ZL9F8000524 as on 18.05.2022 and interest thereon
2	23.09.2025	1) B V Shashidhara, 2) Navya C	24.05.2022	Rs. 49,66,523/- (Rupees Forty Nine Lakh Sixty Six Thousand Five Hundred Twenty Three) against Loan Account No. 404DH96002625 And 404DH796455776 as on 13.05.2022 and interest thereon

DESCRIPTION OF IMMOVABLE PROPERTY: All That Piece And Parcel Of The Non-Agricultural Property Described As: No 517, 5th Cross, Dasarahalli Village, Bangalore, Karnataka-560076. **Bonded On:** East- Private Property, West- Private Property & No. 573, North : Road, South: Private Property
DESCRIPTION OF IMMOVABLE PROPERTY: All That Piece And Parcel Of Property Residential Site Bearing No.649 And Bbnp Katha No.1975, Measuring East To West: (100'x109'2) Feet And North To South: (51'x50'2) Feet, Totally Measuring 5277.25 Sq.Ft., Forming A Part Of The Residential Layout Formed in Survey Nos: 50, 98/1, 143 To 146, 168/1, 168/2, 167/2, 143 To 172, 176/1, 176/2, 177, 22/11, 22/12, And 222, Of Heideggardahalli, (Bent liv Stage), Kengeri Hobli, Bangalore East Taluk, Bangalore District and bounded on as follows:
Bounded by: East: Mr. G. Shiva Narayanappa's Hissa Land (Servient Heritage hereto), **West :** Mr. Chikka Kaverappa's Land, **North :** Mr. Krishna Reddy's Land, **South :** Savastu King Square-1 multi-storied residential building project erected on land bearing Survey No.189/1 belonging to Mr. G. Shiva Narayanappa (Servient Heritage hereto) and Pathway of 30 feet wide private mud road running south to north left on the eastern-side in Sy.No.189 connecting to Public Road.
SCHEDULE-A PROPERTY ABOVE REFERRED TO
(Description of the subject matter property of JDA & GPA dated 28.06.2019)
All that piece and parcel of residentially converted lands vide memorandum of conversion order bearing No. LAND10007925 dated 10.01.2019 issued by the Deputy Commissioner, Bengaluru Urban in all measuring **17,000 Square Feet** out of 1 Acre 4 Guntas or 47, 916 Square Feet (**Schedule Property hereto**) in Survey No.190/1 (old Sy.No.190) situated at Kodathi Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District and bounded on as follows:
Bounded by: East: Savastu King Square-1 multi-storied residential building project erected on land bearing Survey No.189/1 belonging to Mr. G. Shiva Narayanappa (Servient Heritage hereto), **West :** Remaining portion of land in Survey No.190/1 and Survey No.190/2 belonging to Railways, **North :** Mr. Nagappa's poultry farm erected on his land bearing Survey No.193, **South :** Pathway of 30 feet wide private mud road left from the outer edge on the western-side in Sy.No.189/1 connecting to Public Road.
(Sd/-) Sr. Advocate/ Legal Reddy LawDial.Os, Advocates & Legal Consultants, No.612/97, Domlur 2nd Phase, Domlur, Bengaluru-560 071. Mob: +91-9448598798. E-mail: lawdialindia@gmail.com

Piramal Finance Limited (Formerly known as PCHFL)
Corporate Office: PCHFL, Unit No.-601, 6th Floor, Piramal Mmili Building, Piramal Agastya Corporate Park, Kaman Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai-400070.
Possession Notice - (for machinery & immovable property)
Whereas, the undersigned being the Authorized Officer of Piramal Finance Ltd., (Formerly Piramal Capital & Housing Finance Limited) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, Demand Notice(s) issued by the Authorised Officer of the company to the Borrower(s) / Guarantor(s) mentioned herein below to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice. The borrower having failed to repay the amount, notice is hereby given to the Borrower(s) / Guarantor(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of the Section 13 of the said Act read with Rule 8 of the Security Interest Enforcement rules, 2002. The borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. The borrower in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Piramal Finance Ltd., (Formerly known as PCHFL) for an amount as mentioned herein under with interest thereon.

S. No.	Name of the Borrower(s) / Guarantor (s)	Loan Account No / Demand Notice Date and No	Date of Possession
1	Binod Sharma (Borrower) Manisha Sharma (Co-Borrower) Hosur Branch	LC NO : HLSA00067476 22/05/2025& Rs 2484691/-	06/01/2026
2	Maheesh Krishnappa (Borrower) Shobha K S (Co-Borrower) Bangalore Branch	[LC NO : BLSA0003051 24/02/2025 & Rs 3735157/-] AND [LC NO : BLSA0003052 24/02/2025 & Rs 3735157/-]	06/01/2026
3	Shivakumar B P (Borrower) B P Kavitha(Co-Borrower) Bangalore – Kengeri Branch	LC NO : 12700002624 28/07/2022& Rs 5899413/-	08/01/2026
4	Fouzia Mahmood (Borrower) Mahmood N Abdul Wahid (Co-Borrower) Bengaluru – Jayanagar Branch	LC NO : 21400042986 20/12/2024 & Rs 4852513/-	08/01/2026
5	Asha Vasan(Borrower) Kunjarvi Patel K (Co-Borrower) Bengaluru – Jayanagar Branch	LC NO : HLSA00063627 22/05/2025& Rs 2121814/-	08/01/2026

Description of Secured Asset (Immovable Property): All that piece and parcel of Property bearing Flat No.3017, 3rd Floor, Unit 17, Oak Leaf, Chembenhalli Village, Sarjapurahobli, Bangalore, Karnataka-562125.
Description of Secured Asset (Immovable Property): All that piece and parcel of Property bearing Flat No.7F, 7th Floor, Vahe Imperial Garden, BBMP, Katha No.74973/1421, Gunjur/Varthur, Hobli, Bangalore Karnataka – 560087.
Place: Karnataka, Date: 10/01/2026 **Sd/- (Authorised Officer), For Piramal Finance Limited.**

AXIS FINANCE LIMITED
BRANCH OFFICE: Axis Finance Limited, Ground and 1st Floor, Alpha Centre, #216, Double Road, 2nd Stage, Indiranagar, Bangalore-560002

Ref. No. AFL/2025-26/DEC/MAHESHPOTE/210 Dated: 22/12/2025
DEMAND NOTICE
To,
1. Mahesh Pote (Borrower cum Mortgagee), Bidari Taluka, Jamkhandi, Bagalkot Bijapur Karnataka 586125
2. Mrs. Ashok Pote (Co-Borrower I), Bidari Taluka, Jamkhandi, Bagalkot Bijapur Karnataka 586125. (hereinafter collectively referred as "Borrowers")
Dear Sir/Madam,
SUB: Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (As Amended From Time To Time) And The Rules Made Thereunder.
I, the undersigned, being the Authorized Officer of **Axis Finance Limited** (hereinafter referred to as "the AFL/Secured Creditor"), a company incorporated under the provision of the Companies Act, 1956 and a Non-Banking Financial Company registered under the Reserve Bank of India Act, 1934, having its Registered Office at Axis House, Axis Finance Limited, ground floor, Pandurang Budhkar Marg, Worli, Mumbai-400025 do hereby give this Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "SARFAESI Act") as under:
AFL, in the ordinary course of its business, at the request of Borrower sanctioned the following credit facilities to the Borrowers on the terms and conditions as mentioned therein: a. **Rs. 23,00,000/- (Rupees Twenty Three Lakh Only) ("Credit Facilities")**, Loan no 0456HA00008031 on the terms and conditions as mentioned in Loan Agreement dated 12th March 2024 ("Facility Agreement") signed and executed by Mahesh Pote & Ashok Pote.
1) Pursuant thereto, you Addressee(s) in your capacity as Borrower, Co-Borrower(s) and Mortgagee in order to secure/guarantee the repayment of all amounts payable under the aforesaid Facility Agreement and consequently, have become jointly and severally liable for the repayment of the Credit Facility availed by the Borrower. You the Addressee(s) had agreed to repay the Credit Facility in Equal Monthly Installments.
[The facility and security documents executed/submitted for the Credit Facility in terms of the Facility Agreement shall be collectively referred to as the "Transaction Documents" hereinafter in this notice]
2) That as a security towards repayment of all amounts payable under the aforesaid Credit Facilities, on **04th April 2024** the Mortgagee had with an intent to secure the Credit Facility, created mortgage and charge of all their right, title, interest in the land/assets more particularly detailed in **SCHEDULE A** hereto.
[The asset as mentioned in SCHEDULE A shall be hereinafter referred to as "Secured Asset"]
3) It is pertinent to state herein that the Borrower/Mortgagee & Co-Borrower I by virtue of the Facility Agreement has availed Credit Facilities from AFL by mortgaging the property mentioned in SCHEDULE A, and thereby created secured interest in favour of AFL. The security mentioned in SCHEDULE A is "Secured Asset" within the meaning of section 2(1) (zc) of the SARFAESI Act.
4) At the request of you the Addressee(s), AFL had on various dates disbursed the Credit Facilities to the Borrower on specific instructions, as described in detail in **SCHEDULE B** hereto.
5) As per the terms of the Transaction Documents, you the Borrower/Mortgagee and the Co-Borrower I were required to repay the dues under the said Credit Facility and further you the Borrower and Co-borrower(s) were also required to pay interest thereon and other charges at the contractual rates as in the manner set out in the Facility Agreement and subsequent communication(s).
6) However, you the Borrower/Mortgagee and Co-Borrower I failed to comply with the terms and conditions of the Transaction Documents and defaulted in repayment of the amount payable under the Facility Agreement. **AFL** had through various default notices informed you the Addressee(s) of such default, however, till date, the same have neither been rectified nor any steps have been undertaken thereto to repay the outstanding amounts.
7) In this context, it is important to note that since you the Addressee(s) have committed continuous defaults, the account of the Borrower has become non-performing asset ("NPA") w.e.f. **04/12/2025** in compliance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India from time to time.
8) It is imperative to state herein that the above information of classification of account as NPA was communicated by AFL to you the Addresseees vide NPA intimation letters bearing **Ref. No. AFL/NPA/CO/Dec-25/3335 dated 08/12/2025**.
9) Please note that as per the provisions of the SARFAESI Act, the debt due to Secured Creditor is a debt secured against the Secured Asset and you being the Borrower, the Mortgagee and the Co-Borrower(s) have committed defaults in repayment of such secured debt/Credit Facility in terms of the Transaction Documents.
10) As on **10/12/2025**, the outstanding debt due and payable by the Borrower/Mortgagee, Co-borrower I to the Secured Creditor is **Rs. 22,85,363/- (Rupees Twenty Two Lakh Eighty Five Thousand Three hundred and sixty three only)** due as on **10th December 2025** as more particularly detailed in **SCHEDULE C** hereto.
11) In view of the aforesaid, the Secured Creditor has become entitled to issue this statutory notice to the Borrower/ Co-Borrower(s)/Mortgagee, in terms of Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hereby call upon you all Addressee(s), jointly and severally to discharge in full the dues towards the Secured Creditor amounting/ aggregating **INR Rs.22,85,363/- (Rupees Twenty Two Lakh Eighty Five Thousand Three hundred and sixty three only)** due as on **10th December 2025**, together with applicable interest, further interest, default interest, premia, costs, charges etc. at contractual rates in respect of the Credit Facility from this date till date of repayment, within 60 days (Sixty days) from the date of this Notice issued under Section 13(2) of the SARFAESI Act, failing which the Secured Creditor shall be constrained to exercise its rights of enforcement of security interest without any further reference to you under the said SARFAESI Act and entirely at your risk as to costs and consequences.
12) On expiry of 60 days from the date hereof and on your failure to comply with the demand, the Secured Creditor shall take the following measures under the SARFAESI Act:
a. take over possession of the Secured Asset as mentioned in Schedule A hereto including the right to transfer by way of lease, assignment or sale for realizing the same;
b. take over management of business of you the Addressee(s) including the right to transfer by way of lease, assignment or sale for realizing the Secured Asset, subject to the conditions as stipulated in the proviso to Section 13(4)(b) and Section 15 of the SARFAESI Act;
c. appoint any person to manage the Secured Asset, the possession of which will be taken over by AFL;
d. require at any time by notice in writing, any person who has acquired any of the Secured Asset from you the Addressee(s) and from whom any money is due or may become due to you the Addressee(s), to pay AFL, so much of the money as is sufficient to pay the secured debt.
13) I also invite your attention to Section 13(8) of the SARFAESI Act, whereby you have an opportunity to tender the amount due as stated above to the secured creditor together with all costs, charges and expenses incurred, at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for transfer by way of lease, assignment or sale of secured assets.
14) All of you are notified and cautioned that as per the provisions of Section 13 (13) of the SARFAESI Act, no transfer of the Secured Asset (set out in the SCHEDULE A hereunder) by way of sale, lease or otherwise, shall be made without prior written consent of Secured Creditor. Please note that any non-compliance/contravention of the provisions contained in the said SARFAESI Act read with the Rules, is an offence punishable under Section 29 of the SARFAESI Act.
15) Please further note that this statutory notice is issued without prejudice to the rights of the Secured Creditor including initiation of any other legal proceedings/legal action as deemed fit and necessary under the provisions of any law for the time being in force and/ or as per contract or both.
16) I hereby expressly reserve all rights under the relevant Transaction Documents, any other associated documents, under law or otherwise. Nothing contained in this notice or any action or inaction by us shall operate as a waiver of, or prejudice, diminish or otherwise adversely affect, any of our present or future rights or remedies under the respective Transaction Documents or any of our rights or remedies under law or generally, which remain and shall continue in full force and effect.
17) The undersigned is duly Authorized as Authorized Officer to issue this Notice and exercise powers on behalf of the Secured Creditor under the SARFAESI Act read with the Rules.
18) Request you to kindly acknowledge the receipt of this Notice. A copy of this notice is being retained in our office for future reference.
SCHEDULE A
DETAILS OF SECURED ASSET : All the piece and parcel of Residential Plot bearing no140, comprised in R.S no. 333/B, measuring 30 x 40 ft and E-Suttu property no 150700204100120038, VPC no 1790, measuring 108 sq mtr, & Plot no 141 measuring 30 x 40 ft and E-Suttu property no 150700204100120044, VPC no 1791, measuring 108 sq mtr situated at Arakeri Village, which comes under Tikota Taluk, and Vijayapura Sub-Register within the limit of Vijaypur Mahanagara Palike and bounded on: **Boundaries of Plot no 140: East by: Plot no 125, West by: Road, North by: Plot no 141, South by: Plot no 139, Boundaries of Plot no 141, East by: Plot no 124, West by: Road, North by: Road, South by: Plot no 140**
Schedule C
Details Of Outstanding Amounts As On 10/12/2025

Facility	Loan Account no	Original Limit sanctioned	Principal O/s	Unapplied Interest	Penal and other charges	Total O/s
Affordable Housing Finance Normal	0456AHA-00008031	2300000	2197517	6149	81697	2285363
Total:						2285363

Note:- Interest at the applicable interest rate as defined in the facility Agreement.
Date: 09-01-2026, Place:Bijapur Sd/- Authorised Officer, Axis Finance

AXIS FINANCE LIMITED
BRANCH OFFICE: Axis Finance Limited, Ground and 1st Floor, Alpha Centre, #216, Double Road, 2nd Stage, Indiranagar, Bangalore-560002

Ref. No. AFL/2025-26/DEC/BOOPALAN/208 Dated: 22/12/2025
DEMAND NOTICE
To,
1. K. Boopalan (Borrower cum Mortgagee), No 53, 7th Main, Puttenhalli, JP Nagar, 7th Phase, Bangalore Karnataka 560078.
2. Mrs. Vidya Kanchuraju (Co-Borrower I), No 53, 7th Main, Puttenhalli, JP Nagar, 7th Phase, Bangalore Karnataka 560078. (hereinafter collectively referred as "Borrowers")
Dear Sir/Madam,
SUB: Notice Under Section 13(2) Of The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 (As Amended From Time To Time) And The Rules Made Thereunder.
I, the undersigned, being the Authorized Officer of **Axis Finance Limited** (hereinafter referred to as "the AFL/Secured Creditor"), a company incorporated under the provision of the Companies Act, 1956 and a Non-Banking Financial Company registered under the Reserve Bank of India Act, 1934, having its Registered Office at Axis House, Axis Finance Limited, ground floor, Pandurang Budhkar Marg, Worli, Mumbai-400025 do hereby give this Notice under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as the "SARFAESI Act") as under:
AFL, in the ordinary course of its business, at the request of Borrower sanctioned the following credit facilities to the Borrowers on the terms and conditions as mentioned therein: a. **Rs. 2,19,90,279/- (Rupees Two Crore Nineteen Lakh Ninety Thousand Two Hundred and Seventy Nine Only) ("Credit Facilities")**, Loan no 0456MMA00008144 on the terms and conditions as mentioned in **Loan Agreement dated 25th January 2023 ("Facility Agreement")** signed and executed by K. Boopalan, Vidya Kanchuraju.
1) Pursuant thereto, you Addressee(s) in your capacity as Borrower, Co-Borrower(s) and Mortgagee in order to secure/guarantee the repayment of all amounts payable under the aforesaid Facility Agreement and consequently, have become jointly and severally liable for the repayment of the Credit Facility availed by the Borrower. You the Addressee(s) had agreed to repay the Credit Facility in Equal Monthly Installments.
[The facility and security documents executed/submitted for the Credit Facility in terms of the Facility Agreement shall be collectively referred to as the "Transaction Documents" hereinafter in this notice]
2) That as a security towards repayment of all amounts payable under the aforesaid Credit Facilities, on **02nd February 2023** the Mortgagee had with an intent to secure the Credit Facility, created mortgage and charge of all their right, title, interest in the land/assets more particularly detailed in **SCHEDULE A** hereto.
[The asset as mentioned in SCHEDULE A shall be hereinafter referred to as "Secured Assse"]
3) It is pertinent to state herein that the Borrower/Mortgagee & Co-Borrower I by virtue of the Facility Agreement has availed Credit Facilities from AFL by mortgaging the property mentioned in SCHEDULE A, and thereby created secured interest in favour of AFL. The security mentioned in SCHEDULE A is "Secured Asset" within the meaning of section 2(1) (zc) of the SARFAESI Act.
4) At the request of you the Addressee(s), AFL had on various dates disbursed the Credit Facilities to the Borrower on specific instructions, as described in detail in **SCHEDULE B** hereto.
5) As per the terms of the Transaction Documents, you the Borrower/Mortgagee and the Co-Borrower I were required to repay the dues under the said Credit Facility and further you the Borrower and Co-borrower(s) were also required to pay interest thereon and other charges at the contractual rates as in the manner set out in the Facility Agreement and subsequent communication(s).
6) However, you the Borrower/Mortgagee and Co-Borrower I failed to comply with the terms and conditions of the Transaction Documents and defaulted in repayment of the amount payable under the Facility Agreement. **AFL** had through various default notices informed you the Addressee(s) of such default, however, till date, the same have neither been rectified nor any steps have been undertaken thereto to repay the outstanding amounts.
7) In this context, it is important to note that since you the Addressee(s) have committed continuous defaults, the account of the Borrower has become non-performing asset ("NPA") w.e.f. **04/12/2025** in compliance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India from time to time.
8) It is imperative to state herein that the above information of classification of account as NPA was communicated by AFL to you the Addresseees vide NPA intimation letters bearing **Ref. No. AFL/NPA/CO/Dec-25/3243 dated 08/12/2025**.
9) Please note that as per the provisions of the SARFAESI Act, the debt due to Secured Creditor is a debt secured against the Secured Asset and you being the Borrower, the Mortgagee and the Co-Borrower(s) have committed defaults in repayment of such secured debt/Credit Facility in terms of the Transaction Documents.
10) As on **10/12/2025**, the outstanding debt due and payable by the Borrower/Mortgagee, Co-borrower I to the Secured Creditor is **Rs.1,96,83,575/- (Rupees One Crore Ninety Six Lakh Eighty Three Thousand Five hundred and seventy five Only)** due as on **10th December 2025** as more particularly detailed in **SCHEDULE C** hereto.
11) In view of the aforesaid, the Secured Creditor has become entitled to issue this statutory notice to the Borrower/ Co-Borrower(s)/Mortgagee, in terms of Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hereby call upon you all Addressee(s), jointly and severally to discharge in full the dues towards the Secured Creditor amounting/ aggregating **INR Rs.1,96,83,575/- (Rupees One Crore Ninety Six Lakh Eighty Three Thousand Five hundred and seventy five Only)** due as on **10th December 2025**, together with applicable interest, further interest, default interest, premia, costs, charges etc. at contractual rates in respect of the Credit Facility from this date till date of repayment, within 60 days (Sixty days) from the date of this Notice issued under Section 13(2) of the SARFAESI Act,