BAJAJ FINANCE

Sale Notice

BY SPEED POST WITH A.D.

Date: 06-10-2026

To,

1. **BASAVARAJ NAIK** **.....(Borrower)**

2. **PANKAJA MS** **.... (Co. Borrower)**
   BOTH ARE RESIDING AT #30/65,
   SAPTAGIRI SADANA 1ST FLOOR,
   16TH CROSS 2ND MAIN, GANGANAGAR,
   BANGALORE, KARNATAKA - 560032

Reference: **a**. Your Loan Agreement **404FSLFP522436** Dated **05.12.2019** in respect of secured/mortgaged immovable property situated and consists that is more fully described under **Annexure A: Schedule of Property** under this notice.

b. Statutory Demand Notice dated **18.12.2025** for **404FSLFP522436** issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act).

c. Possession Notice dated **28.02.2026 for 404FSLFP522436** in respect of possession of secured/mortgaged immovable property.

d. Physical Possession taken on dated **11.08.2026** in respect of possession of secured/mortgaged immovable property.

Subject: First E- Auction sale notice of 30 (thirty) days for Sale of secured/mortgaged immovable property is being given to you under Rule 8 sub-rule 6 in compliance of Rule 9 sub-rule 1 of Security Interest (Enforcement) Rules, 2002 and under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFEASI) Act, 2002.

Dear Sir/Madam,

With reference to the captioned subject matter, the under signed, being an Authorized Officer of the Secured Creditor 'Bajaj Finance Limited', under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of various powers conferred under Section 13 of the said Act read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued the aforesaid statutory demand notice under Section 13 (2) of the said Act calling upon you to repay the outstanding amount more particularly mentioned in the said statutory demand notice together with further interest thereon within 60 days from the date of the said notice.

BAJAJ FINANCE LIMITED

https://www.aboutbajajfinserv.com/finance-about-us

Branch Office.: 5th Floor, Prestige Towers, Residency Road, Bangalore-560025
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune - Ahmednagar Road, Viman Nagar, Pune - 411 014, Maharashtra, India
Corporate Office Extn.: 3rd Floor, Panchshil Tech Park, Viman Nagar, Pune – 411 014, Maharashtra, India
Tel: +91 20 7157 6403 | Fax: +91 20 7157 6364
Registered Office: C/o Bajaj Auto Limited complex, Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India
Corporate ID No.: L65910MH1987PLC042961 | **Email ID:** investor.service@bajajfinserv.in

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The undersigned also refers to the aforesaid possession notice issued to you regarding taking possession of the Secured/mortgaged immovable property and the publication of the said possession notice were published two leading newspaper for the purpose of realization of the secured asset/debt in exercise of the power conferred on BFL (secured creditor) under the provision of the SARFAESI Act and the Rules framed there under. I, the undersigned on **11.08.2026** have taken physical possession of the aforesaid secured/mortgaged immovable property in exercise of powers conferred on me of the SARFAESI Act.

We state that despite receipt of the said statutory demand notice and the said possession notice and/or service of the same by way of publication thereof in two leading newspapers as well as by pasting a copy thereof on the secured/mortgaged immovable property, you have failed and neglected to pay the outstanding amount towards discharge of your liability in full and/or to comply with the requisitions contained in the said notices.

I the undersigned being Authorized Officer of the Secured Creditor have obtained the valuation of the secured/mortgaged immovable property from an approved valuer and have also fixed the reserve price of the said secured/mortgaged immovable/movables property in consultation with the secured creditor. Please take notice that I will be taking further steps for sale/ disposal of the secured/ mortgaged immovable property on **10.11.2026** will be on **"As is where is", "As is what is", & "Whatever there is basis"** by any of the following methods:-

a. By obtaining quotations from the persons dealing with similar secured properties/assets or otherwise interested in buying the such assets; or
b. By inviting tenders from the public;
c. **By holding public auction;** or
d. By private treaty.

ANNEXURE "A"

Description of the Secured/Mortgaged Immovable Property	**Reserve Price (Rs.)**

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SCHEDULE OF PROPERTY	
Item No. 1 All that piece and parcel of the immovable property bearing old No.77, new no.42, house list No. 982 situated at Dasarahalli Village, Krishnarajapuram Hobli, Bangalore East Taluk, now coming under the purview of Bruhat Bangalore Mahanagara Palike, Measuring East to West : 29 – 0 and North to South : 40 – 0 in all measuring 1160 sq,.ft,. together with all rights, appurtenances whatsoever underneath or above the surface and bounded on East by : property bearing No.40, belonging to Sri.K.T. Chandra Naik West by : Road North by : Road South by : Site No. 43, belonging to Sri. Pankaj Raj **Item No. 2** All that piece and parcel of the property bearing old no. 79. New site no. 43, house list no. 982 than 1633, presently as per the BBMP tax paid receipt property no. 2596/48/982/43 situated at Dasarahalli Village, K. R. Puram Hobli now comes under BBMP limits and measuring East to West: 29 feet and North to South: 40 Feet with the shed constructed thereon and bounded on the: East by : 20 Feet Road West by : site no. 78 North by : site no. 72 South by : 30 feet road Presently bounded on the East by : site no. 40 belonging to Mr. K.T. Chandra Naik West by : 20 feet road North by : Property belong to Dr. Basavaraj Naik South by : Site no.44 of Mathru Shree Krupa	***Rs. 3,00,00,000/- (Rupees Three Crore only).*** **The Earnest Money Deposit (EMD) 10% of Reserve Price Rs.30,00,000/- (Rupees Thirty Lakhs only).** **BID INCREMENT– Rs.100,000/- (Rupees One Lakh Only) & In Such Multiples.**

You are hereby called upon to pay the outstanding dues together with all costs, charges and expenses incurred by the undersigned or any incidental expenses incurred thereto while taking possession of the property and to get the aforesaid property released from the undersigned within 30 (thirty) days from the date of this notice failing which the aforesaid

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secured/mortgaged immovable property shall be sold by the under signed as mentioned below:

S.NO.	PARTICULARS	DETAILS
1	Date of Auction	10-11-2026
2	Time of Auction	3:00 pm to 5:00 pm with unlimited extension of 5 minutes
3	Last date for submission of EMD with KYC	09th November 2026 till 5:00 pm
4	Place of submission of Documents	5th Floor, Prestige Towers, Residency Road, Bangalore-560025
5	Mode of Auction	E-Auction through website: https://bankauctions.in

Please take notice that if you fail or neglect to pay the total outstanding dues within aforesaid statutory period of 30 (thirty) days from the date of notice hereof, the undersigned will have no alternatives but to proceed to sell the aforesaid secured/mortgaged immovable property for realizing the outstanding dues of ***Rs. 2,84,32,967.56/- (Rupees Two Crores Eighty Four Lakhs Thirty Two Thousand Nine Hundred and Sixty Seven point Fifty Six Paise only) as on 05.10.2026*** **along with future interest and charges accrued thereon** payable in respect of aforesaid loan facility.

Please also note that the detailed terms and conditions of the sale notice will be published in two leading daily newspapers and website of BFL **https://bankauctions.in and https://www.bajajfinserv.in/sarfaesi-auction-notices**

Please note if You are having moveable's inside the secured asset (as per inventory); you are directed to remove the same within seven (7) days from service of this notice else BFL will proceed further to dispose off the said inventory on 'as is where is basis' as per the latest valuation which would be at your cost and consequences.

This notice is issued to you without prejudice to other rights & remedies available to Bajaj Finance Limited.

Yours Sincerely,

For Bajaj Finance Limited
(Authorized Officer)

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