ANNEXURE – '16 & 18'

STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH (SAMB)

Authorised Officer's Details:	**Address of the Branch:**
Name: Sri. Raghunandan K Asst. General Manager (CLO -2) E-mail Id: sbi.04209@sbi.co.in **Mobile No: +91 9148103793** E-mail Id: sbi.04209@sbi.co.in	2nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001 **Contact: Sri. M N Soma Sundar,** **Mb: +91 9448978215** E-mail Id: sbi.04209@sbi.co.in

APPENDIX –II A/ IV A
[See proviso to Rule 8(6), 6(2) & 9(1)]

E AUCTION SALE ON 02.12.2026

SALE NOTICE FOR SALE OF IMMOVABLE & MOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Asset (excluding movable assets in the residential properties, if any, lying in the premises) under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6), 6(2) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower and Guarantors/Mortgagors that the below described immovable properties mortgaged/ charged to the Secured Creditor, State Bank of India, Bengaluru, the physical possession of which has been taken by the Authorized Officer of the State Bank of India and HDFC Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **02.12.2026** for recovery of **Rs. 57,37,26,389.00 (Rupees Fifty Seven Crore Thirty Seven Lakhs Twenty-Six Thousand Three Hundred Eighty Nine Only)** as on **15.10.2026** and further interest at contractual rate from **16.06.2026** with incidental expenses + costs, charges etc., towards dues of the State Bank of India and **Rs. 34,40,62,882.00 (Rupees Thirty Four Crores Forty Lakhs Sixty Two Thousand Eight Hundred and Eighty Two only)** as on **15.10.2026** and further interest at contractual rate from **16.06.2026** with incidental expenses + costs, charges etc., towards dues of the HDFC Bank with a total dues of **Rs. 91,77,89,271.00 (Rupees Ninety One Crores Seventy Seven Lakhs Eighty Nine Lakhs Two Hundred and Seventy One only)** of both banks as on **15.10.2026** and further interest at contractual rate from **16.06.2026** with incidental expenses + costs, charges etc till the realization of the dues from Borrowers M/s Axora Resources Limited having its registered office at No. 01, 4th Floor, A J C Bose Road Kolkata, West Bengal-560008 and factory at Sy. No. 151/1-5, Industrial Park, Routhusuramala

Village,Thottambedu Mandal, Chitoor District, Andra Pradesh -517642 represented by Directors/Guarantors/Mortgagers: Shri Vijendra Kedia and Smt Riddhi Kedia residing at Flat No.B-1242, 11th Floor, Tower B, "77° Place", Divyashree Technopolis Apartments, Amani Bellandur Khane Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru-560037 and Corporate Guarantee by M/s Axora Resources Singapore Pte Ltd, having its office at Regd. Office: 60 Paya Lebar Road, #11-53, Paya Lebar Square, Singapore (409051), represented by Shri Vijendra Kedia.

The reserve price, earnest money deposit (EMD), bid increment amount, time & date of e-Auction and last date for submission of EMD along with KYC documents for the immovable assets will be as under:

Sl No	**Property Description**	**Reserve Price (Below which the properties will not be sold) (in Rs.)**	**Earnest Money Deposit (EMD) (in Rs.)**	**Bid Increment Amount (in Rs.)**	**Time & Date of e-Auction**	**Last date for submission of EMD along with KYC Documents**
1	Flat No. B-1242 at Bengaluru	4,87,00,000/-	48,70,000/-	5,00,000/-	From 11:00 a.m. to 04:00 p.m. on 02.12.2026 with unlimited extension of ten minutes for each bid, if bidding continues, till the sale is concluded.	02.12.2026 up to 3.00p.m.
2	Flat No. B-1252 at Bengaluru	4,87,00,000/-	48,70,000/-	5,00,000/-	From 11:00 a.m. to 04:00 p.m. on 02.12.2026 with unlimited extension of ten minutes for each bid, if bidding continues, till the sale is concluded.	02.12.2026 up to 3.00p.m.
3	Factory L&B, P&M	34,12,00,000/-	3,42,00,000/-	5,00,000/-	From 11:00 a.m. to 02:00	02.12.2026 up to

	and Stocks				p.m. on 02.12.2026 with unlimited extension of ten minutes for each bid, if bidding continues, till the sale is concluded.	1.00p.m.
4	P&M and stocks	18,03,00,000/-	1,81,00,000/-	5,00,000/-	From 02:30 p.m to 5.00pm on 02.12.2026 with unlimited extension of ten minutes for each bid, if bidding continues, till the sale is concluded.	02.12.2026 up to 4.00p.m

DESCRIPTION IMMOVABLE/MOVABLE PROPERTIES

SL No	Description of properties (Immovable/Movable Assets)
1	**Tender No. SBIN200039408813** **IMMOVABLE PROPERTY NO-1 under Pari-Passu charge with HDFC Bank:** **SCHEDULE — 'A' PROPERTY** **(Residential Land) Item No. 1 to Item No. 41** All that piece and parcel of immovable residential converted land bearing Survey Nos. $15^{5}/_{2}$A, 156, 156, 150/4, 151/3, 155/1, 155/2A, 149/3B, 150/2, 150/5A, 154, 155/2B, 156, 157/2, $15^{7}/_{3}$A, $15^{9}/_{1}$B, 149/1, 150/3, 150/1, 160, 149/3A, 150/5B, 149/2, 150/4, 157/3B, 1.49/3C, 159/2, 151/1, 151/2, 151/4, 151/4, 151/5, 151/6, $15^{1}/_{7}$, 152, $15^{3}/_{1}$, 153/1, 153/2, 153/3, $15^{3}/_{4}$ and 151/4 totally measuring 23 Acres 5.6 Guntas of Amani Bellandur Khane Village, Varthur Hobli, Bengaluru East Taluk bearing BBMP Khata No. 248/117 together with all rights, privileges appurtenant thereto. **SCHEDULE — 'B' PROPERTY** **(Purchaser's UDI)** Undivided interest measuring **1014.40 Square Feet (94.24 Sq.mt)** in Schedule A Property.

	SCHEDULE - 'C' **(Apartment)** Apartment bearing **Unit No.B-1242** situated on the **11th Floor** of **Tower B** having Gross Saleable Area of **2536 Square Feet (235.60 Sq.mt)** constructed in the development known as **"77° Place"** along with 2 (Two) number of Car Parking Spaces and proportionate share in the all common areas of **77° Place,** with **BBMP Khata No. 241/248/117/B-1242 and PID No. 248/117/B-1242** and the said flat is standing in the name of Shri Vijendra Keida, S/o Shri Biswanath Kedia, vide Sale Deed dated 20.12.2018 and registered as Document No.MDP-1-10385/2018-19 and CD No.MDPD256 dated 20.12.2018 at SRO, Mahadevapura, Bengaluru. **Reserve Price: Rs. 4,87,00,000.00**
2	**Tender No. SBIN200039409615:** **IMMOVABLE PROPERTY NO-2 under Pari-Passu charge with HDFC Bank:** **SCHEDULE — 'A' PROPERTY** **(Residential Land) Same as Schedule A in Property No. 1 above.** **SCHEDULE —'B' PROPERTY** **(Purchaser's UDI)** Undivided interest measuring **1014.40 Square Feet (94.24 Sq.mt)** in Schedule A Property. **SCHEDULE - 'C'** **(Apartment)** Apartment bearing **Unit No.B-1252** situated on the **11th Floor** of **Tower B** having Gross Saleable Area of **2536 Square Feet (235.60 Sq.mt)** constructed in the development known as **"77° Place"** along with 2 (Two) number of Car Parking Spaces and proportionate share in the all common areas of **77° Place,** with **BBMP Khata No. 241/248/117/B-1252 and PID No.248/117/B-1252** and the said flat is standing in the name of Shri Vijendra Keida, S/o Shri Biswanath Kedia, vide Sale Deed dated 20.12.2018 and registered as Document No.MDP-1-10387/2018-19 and CD No. MDPD256 dated 20.12.2018 at SRO, Mahadevapura, Bengaluru. **Reserve Price: Rs. 4,87,00,000.00**

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3	**Tender No. SBIN200039411349** **IMMOVABLE PROPERTY NO-3 under Pari-Passu charge with HDFC Bank: Factory Land & Building along with stocks, Plant & Machineries** a) Factory Land & Building: All that piece and parcel of Factory Land and Building bearing part of Sy. Nos.

Sl. No.	Sy No	Extent in Acres
1	151/1	5.08
2	151/2	5.10
3	151/3	4.89
4	151/4	3.03
	Total	**18.10**

Undeveloped land measuring Acres 18.10 Cents (or) 73238.83 Sq. Mtrs (or) 87593.64 Sq. Yards situated at Routhsuramala (UDL), Chittoor District, standing in in the name of M/s Axora Resources Limited vide Sale Deed dated 08.08.2019 and Registered as Document No.4816/2019 dated 08.08.2019 at SRO, Renigunta, Chittoor District and bounded on:

East by : Sy. No. 150
West by : TGP Canal & Sy. No. 152
North by : Sy. No. 148
South by : Sy. No. 153

b) Plant & Machineries: All the plant and machineries lying in the factory premises (for detailed P&M, refer e-auction website)
c) Stocks: All the stocks lying in the factory premises

Reserve Price: Rs. 34,12,00,000

4	**Tender No. SBIN200039411349A** **MOVABLE PROPERTY 4 under Pari-Passu charge with HDFC Bank:** Plant & Machineries along with stocks lying in the factory premises of M/s Axora Resources Limited, Sy. No. 151/1-5, Industrial Park, Routhusuramala Village Thottambedu Mandal, Chitoor District, Andra Pradesh -517642. **Reserve Price: Rs. 18,03,00,000.00**

STATUTORY 30 DAYS SALE NOTICE UNDER "SARFAESI" ACT, 2002

The Borrower/Guarantors/Mortgagors are hereby noticed to pay the sum of **Rs. 91,77,89,271.00 (Rupees Ninety One Crores Seventy Seven Lakhs Eighty Nine Lakhs Two Hundred and Seventy One only)** of SBI and HDFC Bank as on **15.10.2026** and further interest at contractual rate from **16.06.2026** with incidental expenses + costs, charges etc till the realization of the dues **within 30 days from the date of publication of this notice failing which the Bank shall sell the properties as per the provisions laid down in the SARFAESI ACT, 2002.**

For detailed terms and conditions of the sale, please refer to the links provided by the Secured Creditors represented by the Authorised Officer, State Bank of India, SAMB, Bengaluru i.e.,
(1) www.baanknet.com
(2) www.sbi.bank.in

For State Bank of India
Asst Gen Manager & Authorised Officer
Stressed Assets Management Branch
Bengaluru - 560 001

Date: 17.10.2026
Place: Bengaluru

(Raghunandan K)
AGM & Authorised Officer
State Bank of India
SAMB, Bengaluru