

**Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)**

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleswar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mugalsar Road, Airoli, Navi Mumbai - 400 708.

Possession Notice APPENDIX-IV [Rule 8(1)]

Whereas, the undersigned being the Authorized Officer of the AXIS BANK LTD, 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 a demand notice dated mentioned herein below calling upon the Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table to repay the amount mentioned hereunder in the notice as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred, within 60 days from the date of the said notice. Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below having failed to repay the Banks dues as mentioned in the notice issued to him under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, notice is hereby given to the Borrower and other mentioned herein above in particular and the public, in general, that the undersigned has taken Possession (mentioned herein below table) of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 8 of the said Rules on following date.

The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets Borrower/Co-Borrower/Mortgagor/Guarantor, mentioned herein below table 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 the AXIS BANK LTD for an amount mentioned herein below as mentioned in the said notice together with further interest at the contractual rate on the aforesaid amount and incidental expenses, costs, charges etc. incurred to be incurred.

The Borrowers attention is invited to the provisions of sub Section (8) of section 13 of the SARFAESI Act, 2002 in respect of time available, to redeem the secured assets

Description of the Properties

Sr. No	Name of Borrower/ Co-Borrower	Demand Notice Date & v/s. Amount Rs. (Interest + Charges- Recovery)	SCHEDULE OF IMMOVABLE PROPERTY		Date & Type of Possession
			Land Plot No.	Area (sq mtrs)	
1	(1) MR. CHOURDHY BHUPARAM GAJAJI (2) MRS. SHOBHAGDEVI BHUPARAM	01-11-2025 & Rs. 14,08,519/-	All That Piece And Parcel Of Freehold Immovable Property Premises Of Flat No. 501, Admeasuring 54.55 Sq. Mtrs. Built Up Area, Admeasuring 20.04 Sq. Mtrs. Undivided Share In Land, On 5 th Floor, Block No. D 2, Of "Surface Paradise" Developed Upon Bearing Revenue Survey No. 374, T.P. Scheme No. 104, Final Plot No. 16. Situated In Moje: Odhav, Sub District & Taluka: Valva, District: Ahmedabad-7 (Odhav) State: Gujarat, Which Is In The Name Of Mr. Choudhary Bhuparam Gajaji & Mrs. Shobhagdevi Bhuparam, East: Adj. Flat D 1/505, West: Adj. D 2/506, North: Adj. Common Plot, South : Adj. Flat No. D 2/502.	16-01-2026 (Symbolic)	
2	(1) CAURANG SURESHBHAI BRAHMANKAR (2) PADALIYA PRIYANSHI BHARATBHAI	08-08-2025 & Rs. 11,90,676/- as on 18-07-2025	All That Piece And Parcel Of The Property Bearing Residential Apartment No. B/501 Of Type (2bhk), Having Rera Carpet Area Admeasuring 50.20 Sq. Mtr. (I.E. Built-Up Area Of 59.66 Sq. Mtr. As Per The Approved Plans) On 5 th Floor In The Block "B" Of The Scheme Known As "Manthan-25" Along-With Balcony Having Carpet Area Of 4.32 Sq. Mtr. And Together With Kitchen Balcony Having Carpet Area Of 1.81 Sq. Mtrs. And Together With The Undivided Proprietary Share In The Common Amenities And Facilities In The Said Project Constructed On The Non-Agricultural Use Land Bearing Final Plot No. 228 Admeasuring About: 5463 Sq. Mtrs. (Residential Use Land Admeasuring About: 4643 Sq. Mtrs. And Commercial Use Land Admeasuring About: 820 Sq. Mtrs.) Located In Lieu Of Survey No. 165 Admeasuring About: 66.42 Sq. Mtrs. 0-91-05, Or Thereabouts] Of Town Planning Scheme No. 128 Situated In And Belong To: Moje Vatva, Taluka Vatva, In The Registration District Of Ahmedabad And Sub-District Of Ahmedabad-11 (Aslali) : East : Common Plot, West : Apartment No. B-502, North: Apartment No. A-505, South: Stairs & Lift	16-01-2026 (Symbolic)	
3	(1) MR. MANOJ KUMAR SINGH (2) MRS. SONI DEVI	13-05-2025 & Rs. 8,12,410.77/- as on 17-04-2025	All That Pieces & Parcel Of Immovable Residential Property Bearing At Flat No. A/503 Adm. 64.963 Sq.Mts On 5th Floor In Block No. A The Scheme Known As Ishwar Charan Platina Constructed On Survey No. 413/22, T.P. Scheme No. 110 & F.P. No. 38/2/2 Adm 2509 Sq.Mts Of Mouje Nikol Sub Dist Ahmedabad-12 (Nikol) & Dist Ahmedabad The Registration District Of Ahmedabad And Sub-District Of Ahmedabad-11 (Aslali) : East : Common Plot, West : Apartment No. A-505, South: Stairs & Lift	16-01-2026 (Symbolic)	
4	(1) SMIT DILIPKUMAR PATEL	13-09-2024 & Rs. 22,36,041/- as on 13-09-2024	All The Piece And Parcel Of Immovable Property Bearing Flat No. A-203 Having Carpet Area Adm. 57.00 Sq. Mtrs. Together With Undivided Share Of Land Area Adm. 22.75 Sq. Mts. On 2 nd Floor Of Block-A In The Scheme Known As "Shreeji Residency" Of Sub Plot No. 3/2 Of Sub Plot No. 3 Of Final Plot No. 110 Of Tp Scheme No. 415 Of Block/Survey No. 5263 (Block/Survey No. 656+657) Of Mouje: Kathwada Taluka: Daskroi Sub District: Ahmedabad-12 District: Ahmedabad Owned By Patel Smit Dilipkumar, East : Adj. Margin Space, West : Adj. Flat No. A/204, North : Adj. Lift Then Flat No. A/202, South : Adj. Society Road.	16-01-2026 (Symbolic)	
5	(1) M/S. TRIMURTI TRUE TRADE GLOBALLY, (2) MR. DINESHBHAI PARSOTTAMDAS PATEL, (3) MR. USHABEN DINESHBHAI PATEL, (4) MR. KISHAN DINESHBHAI PATEL	10-03-2025 & Rs. 3,06,59,736/- as on 31-01-2025	Property: 1 - All Those Piece And Parcel Of The Property Bearing Moje Unjha Res.No.86/1 And 87/1, T.P.No.1, Final Plot No. 289 And Shop No. 39 And 40 Of The Second Floor Of C.S.No.7470/D/20 With An Area Of 26.20 Square Meters, At, Ta. Unjha, G. Mehsana, Gujarat State: East: Open Sky, West: Shop No. 38, North: Passage, South: Open To Sky Property: 2 - All Those Piece And Parcel Of The Property Bearing Located At Moje Unawa, Ta. Ujha (1) Plot No. 60, Construction Area 43.41 Square Meters And Adjacent Open Land Area 27.42 Square Meters, Total Area 73.83 Square Meters, (2) Plot No. 61, Construction Area 47.985 Square Meters And Adjacent Open Land Area 27.42 Square Meters, Total Area 75.05 Square Meters, (3) Plot No. 62, Construction Area 43.415 Square Meters And Adjacent Open Land Area 41.13 Square Meters, Total Area 84.545 Square Meters, (4) Plot No. 63, Construction Area 47.985 Square Meters And Adjacent Open Land Area 42.40 Square Meters, Total Area 98.955 Square Meters, (5) Plot No. 64, Construction Area 47.985 Square Meters And Adjacent Open Land Area 45.28 Square Meters, Total Area 93.113 Square Meters, All Properties With New Block Number 6032 (5 Out Of Old Survey No. 1887), Account Number 4093, Moje Unawa, Ta. Unjha, G. Mehsana Properties At: Unawa, Ta. Unjha, G. Property Located In Mehsana, Gujarat State: East: Margin Then Boundary, West: Road, North: Margin Then Plot No. 656/6/67/68, South: Parking Property: 3 - All Those Piece And Parcel Of The Property Bearing Located Moje Unjha, Res. No. 86/1 And 87/1, Plot No. 1, First Plot No. 289 And Shop No. 37 And 38 Of The Second Floor Of C. S. No. 7470/D/20 With An Area Of 19.80 Square Meters, M. Ta. Unjha, G. Mehsana: East: Shop No. 39, West: Shop No. 36, North: Passage, South: Open To Sky.	18-01-2026 (Physical)	
6	(1) MR. ALOK JOHRI (2) MRS. YOGITA JOHRI	28/02/2025 & Rs. 11,75,394/- as on 04-02-2025	All Those Pieces And Parcel Of The Immovable Property Bearing Flat No. C/604 On The 6th Floor In Our Scheme Known As "Devkrupa Glory" Situated At, Opp. Devkrupa-Avenue, B/S-Shalin-V, Nr. Lal Gebi Circle, S.P. Ring Road, Ahmedabad, On The Land Survey No. 647/3 & 6474, Tps No. 72 & Fp No. 56/1 At Vinzol, Ahmedabad 382445, The Super Built Up Area Of The Flat Is 160 Sq. Yards And Built Up Area Is 76.86 Sq. Mtrs. North: As Per Site; After Passage Flat No C 501, West: As Per Site-Block B, North : As Per Site - After Margin Devkrupa Greens , South : As Per Site - Flat No C 503	18-01-2026 (Physical)	
7	(1) MR. SAHASRA BUDHE PRATIK, (2) MRS. SAHASRABUDHE PALLAVI PRATIK	21-02-2025 & Rs. 9,29,484/- as on 04-02-2025	All That Piece And Parcel Of The Immovable Property Having Flat No C-502, On The Fifth Floor, In Scheme Known As "Devkrupa Glory" Situated On Land Survey No 647/3&6474, Tps No 72 & Fp No. 56/1 At Vinzol Ahmedabad, The Super Built Up Area Of Flat Is 156 Sq. Yards And Built Up Area Is 73.86 Sq. Mtrs. North: As Per Site; After Passage Flat No C 501, South: As Per Site: Common Plot After Margin , , East : As Per Site: Block D, West: As Per Site: Flat No C 503	18-01-2026 (Physical)	
8	(1) MR. TANK CHIRAG ARVINDBHAI (2) MRS. JIGNABEN ARVIND KUMAR	21/02/2025 & Rs. 7,61,272/- as on 04-02-2025	All Those Pieces And Parcel Of The Immovable Property Bearing Flat No 101, In The Block -H-1, In The Scheme Known As "Ashray-9" Having Revenue Survey No 26-15-56, T.P. Scheme No. 66/2, Final Plot No. 76/2, Sub Plot No. 2 With A Area Of 207430sq.Mtrs. On Land With RegistrationDistrict, Sub-District-Ahmedabad -2 (Wadaj) East: As Per Site -Flat No 102, West: As Per Site-After Margin Block H, North: As Per Site-After Margin Common Plot, South: As Per Site-Stairs And Passage.	18-01-2026 (Physical)	

Please further note that as mentioned in sub-section 13 of Sec. 13 of the aforesaid Act, you shall not transfer by way of sale, lease or otherwise any of the assets stated under security referred to in this Notice without prior written consent of our Bank.

Date : 21.01.2026, Place : Gujarat

Authorised Officer, Axis Bank Ltd.

**Asset Recovery Branch, Ahmedabad, 1st Floor, Rangoli Complex, Opp.V S Hospital, Ashram Road, Ellisbridge, Ahmedabad-380006**

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 proviso to Rule 8(6) / 9(1) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION : 13.02.2026 (Friday) from 12:00 p.m. to 05:00 p.m.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged / charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorized Officer of Union Bank of India (Secured Creditor), will be sold on "As is where is", "As is what is" and "Whatever there is" on the date mentioned below, for recovery of dues as mentioned hereunder to Union Bank of India from the below-mentioned Borrower(s) & Guarantor(s). The Reserve Price and the Earnest Money Deposit are also mentioned hereunder:

Name of the Borrower, Co-Applicant & Guarantor/s		Amount due				
M/s SRK GROUP, Block no. 550, At & PO - Kathor, Opp. Girnar Hotel, Beside Toll Plaza, NH no. 8, Kamrej, Surat - 394180, Flat no. 301, 3rd floor, Mandhara complex, Opp. Shyam Mandir, Sarthana Jakatnaka, Surat - 395013, 1. Mr. Nareshbhai Vallabhbhai Padgadh, P-68, Shukan Co-operative Society, Kanal road, Sarthana, Jakatnaka, Surat - 395013, 2. Mr. Bhavesh Dhirubhai Padgadh, C-4/504, Krishna Township, Mota Varachha, Satellite road, Surat - 394101, 3. Mr. Harsukhbhai Vellabhbhai Bhaneri, 113, Ashniwad Row House, Near Sarthana Jakatnaka, Kamrej road, Surat - 395013, 1. Mr. Satish Kumar Gopalbhai Patel, A-36, Irkan Nagar society-1, Opp. Rajmahal Cinema, Lambe Hanuman road, Surat - 395002, 2. Mr. Ashokbhai Narsilbhai Patel, D-1002, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394101, 5. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (Widow), Mrs. Amitaben Kamleshbhai Bhesaniya, Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394101, 6. Late Mr. Kamleshbhai Babubhai Bhesaniya Through his legal heir (son), Mr/Master Shrey Kamleshbhai Bhesaniya, Flat no. C-501, Swastik Tower, Sarthana Jakatnaka, Surat - 395013, Flat no. 302, Building no. 3, Krishna Township, Mota Varachha, Surat - 394101	Rs. 65,89,37,745.52 (Rupees Sixty-Five Crore Eighty Nine Lakhs Thirty Seven Thousand Seven Hundred Forty Five and Five Two Paise only) as on 31.12.2025 and further interest at contractual rate & cost from 01.01.2026					
Description of immovable secured assets to be Sold						
All the part and parcel of the property i.e. Units/Residential tenements (Duplex) situated at Revenue Survey No. 348, block No.336/A and revenue Survey No. 348/B, Block No. 335, combined Block No. 335, Village - Balleshwar, Taluka-Palsana, Surat in the name and style 'Swagya Shrushti Elegant'. Details of unit/residential tenements given below:						
Sl. No.	Net plot area (sq mtrs)	Built up area (sq mtrs)	Reserve Price EMD Bid increment			
1	A52	162.08	110.16	26,20,500	2,62,050	27000
2	A53	162.08	110.16	26,20,500	2,62,050	27000
3	A78	199.47	110.16	30,53,700	3,05,370	31000
4	A79	183.46	110.16	26,67,900	2,66,790	29000
5	A80	129.79	110.16	22,50,000	2,25,000	23000
6	A87	162.08	110.16	26,20,500	2,62,050	27000
7	A88	162.08	110.16	26,20,500	2,62,050	27000
8	E42	107.19	79.00	17,77,500	1,77,750	18000
9	E43	111.54	79.00	18,24,800	1,82,480	19000
10	E48	111.54	79.00	18,24,800	1,82,480	19000
11	E49	111.54	79.00	18,24,800	1,82,480	19000
12	E54	111.54	79.00	18,24,800	1,82,480	19000
13	E55	111.54	79.00	18,24,800	1,82,480	19000
14	E56	111.54	79.00	18,24,800	1,82,480	19000
15	E57	111.54	79.00	18,24,800	1,82,480	19000
16	E65</td					