



AXIS BANK LIMITED

Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Balleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380 054.
Corporate Office: Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.
Registered Office: "Trichul", 3rd Floor Opp. Somartheeshwar Temple Law Garden, Ellis bridge Ahmedabad - 380006.

Corporate Office: Axis Bank Ltd., 3rd Floor, Gigaplex, NPC – 1, TTC Industrial Area, Mugalsan Road, Airoli, Navi Mumbai – 400 708.
Registered Office: "Trichul", 3rd Floor Cen. Somarthechwar Temple Law Garden, Ellis bridge, Ahmedabad – 380006.

Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple Law Garden, Ellis bridge Ahmedabad – 380006.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rule, 2002.

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 is mortgaged / charged to the secured creditor, the Physical Possession (as detailed below) of which has been taken by the Authorized Officer of Secured Creditor will be sold on **“As is where is”**, **“As what is”** and **“Whatever there is”** and **“No recourse basis”** on **20-February-26 between 11.00 A.M and 12.00 Noon and Last Date and Time for submission of Bid on 18-February-26 till 4:00 PM** for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column for recovery of the amount (Shown below in respective column) due to the Axis Bank secured creditor from respective borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money deposit of respective properties as shown below in respective column:

Properties and Details														Contact Information			
Sr. no	Name of Borrower Mortgager and Branch	Description of Property / House / having Total Area about		Reserve Price	EMD Price And Inspection Date and Time	Bid Incremental	Outstanding Dues (in Rs.)	Contact Person	Seven Hundred	Three Hundred	Twenty Thousand	Nine Hundred	E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
1	SONI KRUNAL PRAVINCHANDRA / NIMMI KRUNAL SONI	All That Pieces And Parcel Of Immovable Property Comprising Of Flat No. D-1/601 Having Super Built Up Area 75.33 Sq. Meter I.e. 90 Sq. Yard And Carpet Area Admeasuring 45.16 Sq. Meter I.e. 54 Sq. Yard Along With Undivided Share Of Land Area Admeasuring 28.7 Sq. Meter On 6th Floor Of The Scheme Known As "Ratnarchi Vatika" Constructed On Na Land Area Admeasuring 4382 Sq. Meter Lying And Situated At Revenue Survey No. 36/A/1 & 36/A/2/2, Which Is More Identified As F.p. No. 36/A/1 & 36/A/2/2, Of T.p.s. No. 22 Being At Village Paldi Of Sub Dist. Sabarmati Of Dist. Ahmedabad, East : Flat No. D-1/602 West : Margin Space North : Corporation Plot South : Staircase & Lif 45.16 Sq Mtrs	Rs.2741180/- Twenty-Seven Lakh Forty-One Thousand One Hundred Eighty Only	Rs.274118/- Rupees Two Lakh Seventy-Four Thousand One Hundred Eighteen	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.2945502/- Twenty-Nine Lakh Forty-Five Thousand Five Hundred Two As On Date 25-Jul-23	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	No - 25, Plot No - 30, Lyng And Being At Mouje Ghanteshwar, Taluka - Rajkot, Registration Sub District & Registration District Of Rajkot, The Said Property Is Bounded As Follow: Surrounding : - North : Flat No 101, South : Marjin. East : Marjin. West : Common Passage. North : Flat No 101 South : Marjin East : Marjin West : Common Passage 35.91 Sq Mts. "	Three Hundred Fifty-Three Only	Three Hundred Seventy-Five	Twenty Thousand Only	Nine Hundred Seventy-Eight As On Date 02-Jul-19	E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
2	ASHISH BHARATKUMAR KUKADIA / KUKADIYA ANJANI ASHISHBHAI	All The Piece And Parcel Of The Immovable Property Known As "Dream Valley", Revenue Survey No. 22/1, Plot No. 14 To 29, Flat No. E-1003, 10th Floor, Area Admeasuring In Aggregate About 77.52 Sq. Mts. And Situated In Moje Rejkot, East : 9 Mtr Road West: Passage And Lift North: Flat No. 1002 South: Margin 77.52 Sq Mtrs	Rs.2276820/- Twenty-Two Lakh Seventy-Six Thousand Eight Hundred Twenty Only	Rs.227682/- Rupees Two Lakh Twenty-Seven Thousand Six Hundred Eighty-Two	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.2474001/- Twenty-Four Lakh Seventy-Four Thousand One As On Date 19-Jan-23	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	"All That Title & Interest That Piece And Parcel Of Land And Building Bearing Of Flat No. E-501 On 5th Floor In Block- E Of "Akutri Township", Having Build Up Area 70 Sq.yds. I.e. 58.50 Sq.mtrs Survey No. - 7/1/51, 7/1/52 & 7/1/53, T.p.s. No. 57 P. No. - 81 , At Mouje : - Naro Village, Taluka City Sub Dist. - Ahmedabad -5 (Narol) As Follow : Surrounding : - East : 25 Ft Road West : Flat No: E-504 North : Flat No: E-508 South : Flat No: E-502 East : 25 Ft Road West : Flat No E-504 North : Flat No E-508 South : Flat No E-502 58 Sq. Mtrs	Rs.716625/- Seven Lakh Sixteen Thousand Six Hundred Twenty-Five Only	Rs.716625/- Rupees Seventy-One Thousand Six Hundred Sixty-Three	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.844433/- Eight Lakh Forty-Four Thousand Four Hundred Thirty-Three As On Date 27-Apr-22	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
3	PRAJAPATI ANKIT TRIVENIBHAI / MRS. SANGITABEN PRAJAPATI TRIVENIBHAI	All That Piece And Parcel Of Sub District Ahmedabad 7 (Odhav) And That Town Planning Scheme No. 43, Survey No. 252, Plot No. 72, Admeasuring 1817 Sq.mtrs. On The Ground Of Land Known As "Suhas Saurab" Flat No. G-301 Of Third Floor, Flat Admeasuring 114.81 Sq.yards I.e. 96 Sq.mtrs. (Super Built Up) Along With 31 Sq.mtrs. East: Plot No. A/302 West: Plot No. North: Brts Workshop South: Flat No.g 30 96 Sq Mtrs	Rs.1510762.5/- Fifteen Lakh Ten Thousand Six Hundred Sixty-Three Only	Rs.151076.25/- Rupees One Lakh Fifty-One Thousand Seventy-Six	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.2048300/- Twenty Lakh Forty-Eight Thousand Three Hundred As On Date 28-Oct-22	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	"All The Piece And Parcel Of Flat No. - 503, On Fifth Floor Of Block - C In Residential Scheme Known As "Bhagyalaxmi Residency" Having Super Built Up Area Of Flat Adm 53.61 Sq. Mtr. I.e. 57.57 Sq. Feet Built Up Area Of Flat Adm 34.67 Sq. Mtr., Carpet Area Of Flat Adm 32.17 Sq. Mtr. With Undivided Common Area Adm 16.73 Sq. Mtr. On N.a Land Bearing Revenue Survey No - 198 (Old R.s. No. 287), F.p. No. 46 Of T.p. No. 54 (Bhestan), Lying And Being At Mouje - Bhestan, Taluka - Majura, Registration Sub District & Registration District Of Surat. The Said Property Is Bounded As Follow : Surrounding : - North : Flat No. 506 South : Flat No. 502 East : Passage West : Society Road 53.61 Sq. Mtr.	Rs.656337.5/- Six Lakh Fifty-Six Thousand Six Hundred Thirty-Eight Only	Rs.656337.5/- Rupees Sixty-Five Thousand Six Hundred Sixty-Four	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.806987/- Eight Lakh Six Thousand Nine Hundred Eighty-Seven As On Date 25-Nov-19	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
4	SANDEEPBHAI CHATURBHAI SUKHADIYA / VIBHAVATI SANDEEPBHAI SUKHADIYA	All The Right, Title And Interest In Immovable Property In The Form Of Flat No. F/1-505, Having Built Up Area Admeasuring 69.40 Sq. F. I.e. 64.28 Sq. Mtrs. On 5th Floor Of "Laxmi Residency" Together With Undivided Proportionate Share In Land Under The Said Building Standing On Land Bearing Revenue Survey No. 496/1, 507, Block No. 464/A Admeasuring 11635 Sq. Mtrs. Of Moje Gram Kamrej, Taluka Kamrej, District. Surat East-Flat No-506,West: Vacant Land North-Vacant Land, South-Entry Passage 44.28 Sq Mtrs	Rs.1259440/- Twelve Lakh Fifty-Nine Thousand Four Hundred Forty Only	Rs.125944/- Rupees One Lakh Twenty-Five Thousand Nine Hundred Forty-Four	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.1933393/- Nineteen Lakh Thirty-Three Thousand Three Hundred Ninety-Three As On Date 01-Feb-23	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	"All That Pieces And Parcel Of Flat No. 305 On Third Floor Of Building No. C In Scheme Known As "Vishwas City" Having Built-Up Area Adm. 40-90 Sq. Mtr. On Na Land Bearing Revenue Survey No. 54/1/2/Palki-1, Lying And Being At Mouje Village: joshiapura, Taluka: City, Registration Sub District & Registration District: Junagadh North: Flat No.c/2/304 South: Flat No.c/2/306 East: Margin West: Common Passage 40.90 Sq.mtrs	Rs.563520/- Five Lakh Sixty-Three Thousand Five Hundred Fifty-Two Only	Rs.563520/- Rupees Fifty-Six Thousand Three Hundred Sixty-Four	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.824678/- Eight Lakh Twenty-Four Thousand Six Hundred Seventy-Eight As On Date 12-Oct-21	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
5	DANGAR SANGITA / VILAS DANGAR	All The Right, Title And Interest In Residential Property In The Form Of Flat No. 403, With Built Up Area Admeasuring 47.36 Sq. Mtrs. I. E. 509.59 Sq. Fts. On The 4th Floor Of Building No. A/2 Along With Undivided Proportionate Share Of 26.55 Sq. Mtrs. In Road & C. O. P. In Residential Complex Named And Known As "Sai Pojan Residency" Constructed On Na Land Admeasuring 5477.00 Sq. Mtrs. And Bearing Revenue Survey No. 330/2 Of Block No. 475 Which Is More Identified As F. P. No. 5/78 (New F. P. No. 107 As Per T. R.) Of T. P. S. No. 40 (Limbayat-Dindoli), Village Dindoli, Taluka Udhna & District Surat East: Adj.building No./a/3: West: Adj.building No./a/1 North: Adj.road South: Adj.compound 47.36 Sq Mtrs	Rs.1110525/- Eleven Lakh Ten Thousand Five Hundred Twenty-Five Only	Rs.111052.5/- Rupees One Lakh Eleven Thousand Fifty-Three	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.1689750/- Sixteen Lakh Eighty-Nine Thousand Seven Hundred Fifty-As On Date 31-Jul-23	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	All The Part And Parcel Of Residential Property In The Form Of Flat A/1/402 (As Per Plan A) On The 4th Floor Of Building A-1, Along With Undivided Proportionate Share In Land Under The Said Building Situated In Residential Complex Named And Known As "Shantan Avenue", Near Subham Honda, Opposite Udhayog Nagar, Kamrej Highway, Kamrej, Surat-394185. North: Other Society South: Other Society East: Public Road West: Block No. 138 & 139 48.50 Sq Mtrs	Rs.80496/- Eight Lakh Four Thousand Nine Hundred Sixty Only	Rs.80496/- Rupees Eighty Thousand Four Hundred Ninety-Six	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.842061/- Eight Lakh Forty-Two Thousand Sixty-One As On Date 03-Aug-22	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
6	NITIN ASHOK RAYMALE / SAPANA D. TAYADE	"All The Piece And Parcel Of Flat No. B/405 On Fourth Floor Of Tower-B In Scheme Known As "Shivalki Residency" Having Built-Up Area Adm. 45.00 Sq. Mtr. Together With Undivided Share In Land Adm. 25.00 Sq. Mtr. On Na Land Bearing Revenue Survey No. 429, City Survey No. 587, T. P. S. No. 34, F. P. No. 61/4, Lying And Being At Mouje Village: Jambuva, Registration Sub-District: Vadodara-6 (Manje), Registration District: Vadodara And Bounded Bounded As Follow:Surrounding: North: Stairs South: Open Plot East: Flat No. B/401 West: Flat No. B/404 West: Flat No. B/401 North: Stairs South: Open Plot East: Flat No. B/404 West: Flat No. B/401 45.00 Sq. Mtr.	Rs.1046500/- Ten Lakh Forty-Six Thousand Five Hundred Only	Rs.104650/- Rupees One Lakh Four Thousand Six Hundred Fifty	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.1548423/- Fifteen Lakh Forty-Eight Thousand Four Hundred Twenty-Three As On Date 11-Oct-21	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	"All The Piece And Parcel Of Residential Block No. 43 Constructed On Sub Plot No. 138 To 150/43 Of Plot No. 138 To 150 In Residential Scheme Known As "Kalarv Park-2" Having Land Area Adm. 90-90 Sq. Mtr. On Na Land Bearing Revenue Survey No. 208, Lying And Being At Mouje Village - Nagalpar, Taluka, Registration Sub-District & Registration District - Rajkot. The Said Property Is Bounded As Follow: Surrounding: - North: Plot No. 141 South: Block No. 44 On Plot No. 138 To 150/44 East: Common Plot West: 9-00 Mt Wide Road North: Plot No. 141, 90-90 Sq. Mtr	Rs.690807/- Six Lakh Ninety Thousand Eight Hundred Seven Only	Rs.690807/- Rupees Sixty-Nine Thousand One Hundred Forty-Six	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.807146/- Eight Lakh Seven Thousand One Hundred Forty-Six As On Date 19-Apr-21	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
7	LOKENDRA KALURAM PAWAR / MAMTA PAWAR	All That Right, Title And Interest In Flat No.d-401 Admeasuring Built Up Area 65.33 Sq.mtr. On Fourth Floor In Building No.d Known As "Sai Rai Residency" Constructed On The Land Bearing Revenue Survey No.166, Revised R.s. No.112, Admeasuring 10100 Sq.mtr. Non-Agriculture Land, Having T. P. Scheme No 48 (Bhescan), Final Plot No.9 Admeasuring 7070 Sq.mtr. Of Village-Bhescan, Sub District-Surat City (Chorayasi), Dist-Surat East: Entrance Space West: Open Space North: Adj.flat No.402 South: Open Space 65.33 Sq Mtrs	Rs.1462240/- Fourteen Lakh Sixty-Two Thousand Two Hundred Forty Only	Rs.146224/- Rupees One Lakh Forty-Six Thousand Two Hundred Twenty-Four	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.1506962/- Fifteen Lakh Six Thousand Nine Hundred Sixty-Two As On Date 21-Aug-23	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	All The Piece And Parcel Of Flat No. 103, Wing No - A, On First Floor In Residential Scheme Known As "Nilkanth Valley" Having Built Up Area Of Flat Adm 54.77 Sq. Mtr, On Na Land Revenue Survey No - 140, On Na Plot No - D/19, D/20, D/21, And D/22, Lying And Being At Mouje Village: Ghanteshwar, Taluka: Rajkot, Registration Sub District And Registration District Rajkot, The Said Property Is Bounded As Follow: Surrounding: - North: Flat No A-102, Ots. South: Marjin Space East: Open To Sky, West: Stairs, Passage, Ots Built Up Area Of Flat Adm 54.77 Sq Mtr.	Rs.1093300/- Ten Lakh Ninety-Three Thousand Three Hundred Thirty	Rs.1093300/- Rupees One Lakh Nine Thousand Six Hundred Twenty	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.714620/- Seven Lakh Fourteen Thousand Six Hundred Twenty-As On Date 27-Sep-19	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
8	KAPIL HASMUKHBHAI BHANABHAGWANWALA / SONALBEN KAPILKUMAR BHANABHAGNWALA	All The Piece And Parcel Of The Immovable Property Known As "Plot No.128, "Utsav Enclave", R.s.no.99, Block No.130, Tps.No.59, Plot No.109/A, Total Area 76.30 Sq. Mtrs And Its Situated In Moje Unn Village Dist Majura Of Surat City, East: F.p.no.120/A West: T.p.road North: T.p.no.55 South: T.p.road 76.03 Sq Mtrs	Rs.1773356/- Seventeen Lakh Seventy-Three Thousand Three Hundred Fifty-Six Only	Rs.1773356/- Rupees One Lakh Seventy-Seven Thousand Three Hundred Thirty-Six	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.1790656/- Seventeen Lakh Ninety Six Thousand Six Hundred Fifty-Six As On Date 08-Oct-22	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	"All Right, Title And Interest That Piece And Parcel Of Land And Building Bearing Of Flat No-A-204, 2nd Floor Of "Safar Sweet Apartment" Having An Area 44.85 Sq.mtr Bearing R.s.no-184 Paki "Anjali Park" Of Plot No-44 To 49 Of Moje Metoda, Sub District- Lodiha & Di-Rajkot & Boundaries As Follow Surrounding : - North : Margin Space Then Agter Garden, South : Flat No : A-203, East : Lift, Stairs Then After Flat No-A-201, West : Margin Space Then After 30 Ft Road: Area 44.85 Sq.mtr	Rs.803712/- Eight Lakh Three Thousand Seven Hundred Twenty-Five Only	Rs.803712/- Rupees Eighty Thousand Three Hundred Sixty	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.718819/- Seven Lakh Eighteen Thousand Eight Hundred Nineteen As On Date 26-Jul-18	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com				
9	RENUKABEN KANTILAL SUTHAR / SATISHBHAI NARAYANBHAI SUTAR	All The Piece And Parcel Of The Immovable Property Admeasuring 41.00 Sq.mtrs, Revenue Survey No-338/1 Pakiin Plot No-89, Panchayat No-621 & Ofmoje Kara Sim , Sub-District: Vinaygar & Di-Mahesana Boundaries As Below, north: Plot No.90-South: Plot No-88, East: Plot No-76,West: Internal Road. Admeasuring 41.00 Sq.mtrs,	Rs.1108380/- Eleven Lakh Eight Thousand Three Hundred Eighty Only	Rs.110838/- Rupees One Lakh Ten Thousand Eight Hundred Thirty-Eight	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.1407443/- Fourteen Lakh Seven Thousand Four Hundred Forty-Three As On Date 23-Jan-18	Name: - Parakrampsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala, dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com	"All The Piece And Parcel Of Flat No. 305 On Third Floor Of Wing-A In Residential Scheme Known As "Aagman City" Having Built Up Area Adm 28-85 Sq. Mtr. On Na Land Bearing Revenue Survey No. 10, Paiki 1, Lying And Being At Mouje Village - Vavdi, Registration Sub District & Registration District - Rajkot. The Said Property Is Bounded As Follow: Surrounding : - North: Common Passage, Stairs, Flat No. 306 South: Open To Sky, Wing-C North: Common Passage, Stairs, Flat No. 306 South: Flat No. B-308 East: Flat No. 304 West: Open To Sky, Wing-C North: Common Passage, Stairs, Flat No. 306 South: Flat No. B-308 East: Flat No. 304 West: Open To Sky, Wing-C 28-85 Sq. Mtr.	Rs.606450/- Six Lakh Six Thousand Four Hundred								

Figure 1. A schematic diagram of the experimental setup.

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Sr. no	Name of Borrower and Branch	Description of Property / House / having Total Area about	Reserve Price	EMD Price And Inspection Date and Time	Bid Incremental	Outstanding Dues (In Rs.)	Contact Person
30	JIYANI RONAK VINUBHAI / HARSHBHEN RONAKBHAI JIYANI,	All The Piece And Parcels Of Flat No. 401 Type A-1, Fourth Floor, Built Up Area 415 Sq. Ft. I.e. 38.57 Sq. Mt. Super Built Up Area 692 Sq. Ft. I.e. 64.31 Sq. Mt. Along With Undivided Parking Area 22.85 Sq. Mt. R.s. No. 335, Block No. 315, Built Residential Project, "Shantam Avenue" On The N.a. Land 77.30 Sq. Mt. Moj Village Kamrej, Sub District Kamrej, District Surat, State Gujarat, Building No. A-1, Bounded As: North : Another Society, South : Another Society, East : Road, West : Place Of Block No. 138 & 139 Of Village Navagam North : Another Society South : Another Society East : Road, West : Place Of Block No. 138 & 139 Of Village Navagam 38 Sq. Mtrs	Rs.719680/- Seven Lakh Nineteen Thousand Six Hundred Eighty Only	Rs.71968/- Rupees Seventy-One Thousand Nine Hundred Sixty-Eight	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.798393/- Seven Lakh Ninety-Eight Thousand Three Hundred Ninety-Three As On Date 23-Apr-22	Name: - Parakramsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala_dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com
31	KISHORBHAI HIRABHAI BHADANI / GITABEN BHADANI	All The Right, Title And Interest In Immovable Property In The Form Of Flat No. 304 With Super Built Up Area Admeasuring 92.38 Sq. Mtrs. And Built Up Area Admeasuring 60.04 Sq.mtrs. On The 3rd Floor Of Building No. "E" And Undivided Proprietary Share Of 15 Sq. Mtrs. In Land Under The Said Building In Residential Society Named And Known As "Bhakthidhara Residency-2", Constructed On Na. Land Situated Atmg. Lying On Revenue Survey No. 54 Palki Of Block No. 128 Of Village Sayan, Taluka Olpad, District Surat East: Flat No. E-304, West: Adj.residency Road: North: Adj.open Space South: Flat No.e-303 60.04 Sq Mtrs	Rs.90450/- Nine Lakh Four Thousand Five Hundred Forty Only	Rs.9045/- Rupees Ninety Thousand Four Hundred Fifty-Four	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.627157/- Six Lakh Twenty-Seven Thousand One Hundred Fifty-Seven As On Date 20-May-23	Name: - Parakramsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala_dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com
32	RANACHHODBHAI ANANDBHAI VIRAN / DAYABEN RANCHHOD VIRANI	All The Right, Title And Interest In Immovable Property In The Form Of Flat No. 102 With Super Built Up Area Admeasuring 92.38 Sq. Mtrs. And Built Up Area Admeasuring 59.67 Sq.mtrs. On The 1st Floor Of Building No. "A" And Undivided Proprietary Share Of 38.13 Sq. Mtrs. In Land Under The Said Building In Residential Society Named And Known As "Bhakthidhara Residency-2", Constructed On Na. Land Situated Atmg. Lying On Revenue Survey No. 54 Palki Of Block No. 18 Of Village Sayan, Taluka Olpad, District Surat East: Adj.open Space West: Flat No.d-103 North: Flat No.d-101 South: Adj.open Space South: : Building No.a/2 59.67 Sq Mtrs	Rs.90450/- Nine Lakh Four Thousand Five Hundred Forty Only	Rs.9045/- Rupees Ninety Thousand Four Hundred Fifty-Four	In the multiply of Rs. 20,000/- (Rupees Twenty Thousand Only)	Rs.503782/- Five Lakh Three Thousand Seven Hundred Eighty-Two As On Date 25-May-23	Name: - Parakramsinh Jhala Mobile No: - 9099972299 E-Mail ID: jhala_dilubha@axisbank.com & Name: - Nirav Zaveri Mobile No: - 9824383632 E-Mail ID: Nirav.Zaveri@axisbank.com

For detailed terms and conditions of the sale, please refer to the link provided in the secured creditor's website i.e. <https://www.axisbank.com/auction-retail> and the Bank's approved service provider M/S C1 India Private Limited at their web portal <https://www.bankeauctions.com>. The auction will be conducted online through the Bank's approved service provider M/S C1 India Private Limited at their web portal <https://www.bankeauctions.com>. Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, if any.

For any other assistance, the intending bidders may contact authorized officers between 11:30 a.m. to 3:00 p.m. The bid is not transferable.

Date : 04.02.2026
Place : Ahmedabad, Gujarat

SALE NOTICE (30 DAYS) FOR SALE OF IMMOVABLE PROPERTIES			
Union Bank of India: VASAN BRANCH (68270) Ramji Mandir Compound, Opp. Gram Panchayat & Po Vasan, Dist. Gandhinagar - 382650 E-mail: UBIN0568279@unionbankofindia.bank	DATE AND TIME OF E-AUCTION - 13/03/2026 (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 Constructive/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			
M/s Krishna Gruh Udyog (Borrower) Rep. by Proprietor Ms. Laxmiben Pareshbhai Patel, Laxmiben Pareshbhai Patel (Borrower), Mr. Kanubhai Manibhai Patel (Mortgagor) (Guarantor / Mortgagor), Mr. Shaileshkumar Manibhai Patel (Mortgagor) (Guarantor / Mortgagor)	Description of the Property	Date of Demand notice u/s 13(2)	Amount due
All the piece and parcel of the immovable residential property bearing Panchayat property No. 504 (Old 465), Sheet No. 6, City Survey No. 47, Chatta No. 257, Plot Area 88.15 Sq. Mtrs. i.e. 105.42 Sq. Yards as per Property Card, Street "Navagarh", Mouja, Unava, Ta & Dist: Gandhinagar, Registration District & Sub-District Gandhinagar (Gujarat) and bounded are follows East: Public Road, West: Naveri, North: Chatta No. 258, South: Chatta No. 256	10/07/2025	Rs. 5,46,154.40/- (as on 30/06/2025) (Plus, further cost, interest and expenses)	Reserve Price : Rs. 11,25,00/- EMD : Rs. 11,25,00/- Bid. Inc. : Rs. 11,250/-
Details of encumbrances over the property, as known to the secured creditor, if any: None (Physical Possession)			
This may also be treated as statutory 30 Days sale notice u/s 8(6) of Security Interest (Enforcement) Rules, 2002 to the borrower(s) and guarantor(s) of the above said loan, about the holding of E-Auction Sale on the above mentioned date. For detailed terms and condition of the sale, please refer to the link provided in www.unionbankofindia.bank and https://baanknet.com For Registration and Login and Bidding Rules visit https://baanknet.com			
Date : 29/01/2026, Place : Gandhinagar			
Authorised Officer For Union Bank Of India			

Authorised Officer, Axis Bank Ltd

Pitha Branch, At & Post Village Pitha, Taluka and District Valsad-396045. Phone 02632-273466, Mob. 9687680759. Email pitha@bankofbaroda.com

ANNEXURE - C NOTICE TO BORROWERS (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

To,
Ms. Shraddha Dinesh Patel as Legal Heirs of late Mr. Dinesh Manil Patel (Borrower)
Add: B-101, Krishna Complex Ghodai Fatak, Ashabaugh Gundval, Valsad 396035.
Add: Flat No. 302 Shivam Complex, Mogarwadi, Valsad - 396001
Ms. Janki Dinesh Patel as Legal Heirs of late Mr. Dinesh Manil Patel (Borrower)
Add: B-101 Krishna Complex Ghodai Fatak, Ashabaugh Gundval, Valsad 396035.
Add: Flat No. 302 Shivam Complex, Mogarwadi, Valsad - 396001
Mr. Madhav Dinesh Patel as Legal Heirs of late Mr. Dinesh Manil Patel (Borrower)
Add: B-101, Krishna Complex Ghodai Fatak, Ashabaugh Gundval, Valsad 396035.
Add: Flat No. 302 Shivam Complex, Mogarwadi, Valsad - 396001
Mrs. Harsha Dineshbal Patel (Co-Borrower),
Add: B-101, Krishna Complex Ghodai Fatak, Ashabaugh Gundval, Valsad 396035
Sub.: Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, hereinafter called "The Act" A/c. Mr. Dinesh Manil Patel and Mrs. Harsha Dineshbal Patel

Dear Sirs

Re: Credit facilities with our Pitha Branch.

1. We refer to our letter dated 14.02.2015 conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinbefore stated. The present outstanding in various loan/credit facilities and the security interests created for such liability are as under:

Nature and Type of facility	Limit (Amt in Rs.)	Rates of interest	Q/s as on 28.01.2026 (Inclusive of Interest upto 25.01.2026)	Security Agreement with brief description of securities.
Term Loan	Rs. 9.45%	12.00 Lac	Rs. 7,49,940/-	Equitable Mortgage of Residential Flat No. 302, Shivam Complex, Mogarwadi, Valsad building constructed on N.A. Land C.S.No. 2018 to 2022 at Mogarwadi, Valsad and admeasuring total area of 92.10 sq. mtrs. Boundaries: East: Flat No. 301, West: Road, North: Flat No. 303, South: Road.

2. In the loan agreement dated 15.04.2015, you have acknowledged your liability to the Bank to the tune of Rs. 12,00,000/- as on 15.04.2015. The outstanding stated above include further drawings and interest up to 25.01.2026 Other charges debited to the account are Rs. Nil.

3. As you are aware, you have Committed defaults in payment of interest on above loan/outstanding for the Quarter ended December 2025. You have also defaulted in payment of instalment of Cash Credit Facility which have fallen due for payment on since 08.10.2025 respectively and thereafter.

4. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 08.01.2026 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank Rs. 7,49,940/- (Rupees Seven Lakh Forty Nine Thousand Nine Hundred Forty) as on 28.01.2026 and Interest upto 25.01.2026 as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

6. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

7. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(1)(3) of the said Act, is an offence punishable under section 29 of the Act.

8. We further invite your attention to sub-section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender/ private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

9. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Sd/- Chief Manager & Authorised Officer, Bank of Baroda, Pitha Branch.

Date : 28.01.2026

Place : Pitha Branch.

MALABAR INTERNATIONAL PORT & SEZ LTD. (A Government of Kerala Undertaking)

NOTICE INVITING EXPRESSION OF INTEREST (EOI)

EOI Notice No.: 001 Dated: 30/Jan/2026

(INTERNATIONAL COMPETITIVE BIDDING)

FOR THE CONSTRUCTION AND MAINTENANCE OF BREAKWATERS BY ENGINEERING, PROCUREMENT & CONSTRUCTION (EPC) CONTRACT

The Malabar International Port & SEZ LTD. (MIPS Ltd.), a Special Purpose Vehicle established by the Government of Kerala, invites Expressions of Interest (EoI) from organizations or consortium of organizations interested in the Engineering, Procurement and Construction of Breakwaters for the proposed Malabar International Port, under the Hybrid Annuity Model (HAM). The scope of work:

Construction & maintenance of two breakwaters of 2.15 km & 1.4 km

Estimated Cost: INR 14280 million (\$ 188.34 million) at 2022 price levels

The EoI Document can be downloaded from the MIPS Ltd. website: malabarport.kerala.gov.in

The last date for submission of EoI:

15:00 hours IST, 28th February, 2026

More project details are available in the MIPS Ltd. website. For any other information, please contact the MD&CEO at mdap@port.kerala.gov.in

Managing Director & Chief Executive Officer, Malabar International Port & SEZ Ltd., N-5, Jawahar Nagar, Kowdwar P.O., Thiruvananthapuram 695003, Kerala, India.

Ph: +91 471 4019300 | malabarport.kerala.gov.in

For more information, please visit www.mips.kerala.gov.in

For more information,