SPEED POST

REF NO. AXIS_AUCTION_NOTICE_NOV-2026_GUJ_LOT-35_02

Corporate Office:-, "Axis House", C-2, Wadia International Centre, Pandurang Budhkar Marg, Worli, Mumbai – 400025.
Registered Office: "Trishul", 3rd Floor Opp. Samartheshwar Temple Law Garden, Ellisbridge Ahmedabad – 380006.
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

Public notice for Sale/E-Auction of immovable properties

{Under SARFAESI Act read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules}

Whereas the Authorized Officer of Axis Bank Ltd. (hereinafter referred to as 'the Bank'), under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short 'SARFAESI Act) and in exercise of powers conferred under Section 13(12) read with the Security Interest (Enforcement) Rules, 2002 issued Demand Notice under Sec. 13(2) of SARFAESI Act calling upon the below-mentioned Borrowers/Co-borrowers/mortgagors/Guarantors to repay the amount mentioned in the notice being the amount due together with further interest thereon at the contractual rate plus all costs charges and incidental expenses etc. till the date of payment within 60 days from the date of the said notice.

The Borrowers/Co-borrowers/mortgagors/Guarantors having failed to repay the above said amount within the specified period, the authorized officer has taken over physical possession in exercise of powers conferred under Section 13(4) of SARFAESI Act read with Security Interest (Enforcement) Rules, 2002, which is to be sold by way of auction on "As Is Where Is Basis", "As Is What Is Basis", "Whatever There Is Basis", and "No Recourse Basis" for realization of Bank's dues under Rules 8 and 9 of Security Interest (Enforcement) Rules, 2002 by inviting tenders/bids as per below Auction schedule:

AUCTION SCHEDULE

DESCRIPTION OF PROPERTY	**ALL THAT RIGHTS, TITLE AND INTEREST IN PROPERTY bearing Flat No. G-502, carpet area admeasuring 63.00 Sq. Mtrs. built-up area admeasuring 67.80 Sq. Mtrs., together with undivided proportionate share in the underneath land situated on 5th Floor of Building No. G of "Royal Residency", constructed on the land bearing Sub-Plot No. 01 admeasuring 10212.00 Sq. Mtrs. of F.P. 58+59 admeasuring 13877.00 Sq. Mtrs. of Town Planning Scheme No. 37 (Variyav), Block No. 116B/C (Rev. S. No. 1222/1 and 2) of Village Variyav, Sub-District Surat City, District Surat.** **63.00 Sq. Mtrs** **-**
Kknown encumbrances (if any)	To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. The unpaid charges towards electricity, maintenance, tax etc. if any, as applicable.
RESERVE PRICE (IN RS.)	**Rs. 2737500/- (Rupees Twenty Seven Lakhs Thirty Seven Thousand Five Hundred Only)**
EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO IN FAVOR OF 'AXIS BANK LTD LOAN ACCOUNT NO. PHR056608757431 .' PAYABLE AT Ahmedabad	**Rs. 273750/- (Rupees Two Lakhs Seventy Three Thousand Seven Hundred and Fifty Only)**
BID INCREMENTAL AMOUNT	**In the multiply of Rs. 10000/- (Rupees Ten Thousand Only)**
LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD	Till **08.12.2026** latest by 04:00 P.M. at Axis Bank Limited, 101-102, 1st Floor, Balleshwar Avenue, Opposite Rajpath Club, S.G. Highway, Ahmedabad - 380054 addressed to Mr. Parakramsinh Jhala
DATE, TIME, AND VENUE FOR OPENING OF BIDS.	On **10.12.2026** between **11 AM TO 12 PM** Noon. with unlimited extensions of 5 minutes each at web portal **https://augeo.samil.in/home** e-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the Service Provider as mentioned above

INSPECTION OF PROPERTIES	On **25.11.2026** between **11 AM TO 4 PM**. As per prior appointment of Authorised Officer of the Bank.
COST OF TENDER / BID CUM AUCTION FORM	**Rs.250/-** by D.D. / Pay Order in favor of "**Axis Bank Ltd Loan account no. PHR056608757431 payable at Ahmedabad**.
RETURN OF EMD OF UNSUCCESSFUL BIDDERS	Within Seven working days from the date of Auction.
LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD)	The payment should be made latest by next working day from the date of bid confirmation.
LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID	Within **15 days** from the date of Sale Confirmation
LOAN DETAILS	
BORROWER/ GUARRANTORS /MORTGAGOR NAME & ADDRESS	**LODALIYA VAISHALIBEN ANKIT** **(Borrower)** C-1004, Rtvanta View, Near Radhika Residency, Variyav Chokdi, Chaprabhatha, Surat, Gujarat - 394520. **Also at:** 135, 6th Floor, City Heat, Near Sunder Residency, Sayan Road, Amroli, Surat, Gujarat - 394107. **Also at:** Flat No. G-502 on 5th Floor of Building No. G of "Royal Residency", Village Variyav, Sub-District Surat City, District Surat. **PROPERTY ADDRESS**: ALL THAT RIGHTS, TITLE AND INTEREST IN PROPERTY bearing Flat No. G-502, carpet area admeasuring 63.00 Sq. Mtrs. built-up area admeasuring 67.80 Sq. Mtrs., together with undivided proportionate share in the underneath land situated on 5th Floor of Building No. G of "Royal Residency", constructed on the land bearing Sub-Plot No. 01 admeasuring 10212.00 Sq. Mtrs. of F.P. 58+59 admeasuring 13877.00 Sq. Mtrs. of Town Planning Scheme No. 37 (Variyav), Block No. 116B/C (Rev. S. No. 1222/1 and 2) of Village Variyav, Sub-District Surat City, District Surat. **LODALIYA ANKIT BHARATBHAI** **(Co-Borrower)** C-1004, Rtvanta View, Near Radhika Residency, Variyav Chokdi, Chaprabhatha, Surat, Gujarat - 394520. **Also at:** Flat No. G-502 on 5th Floor of Building No. G of "Royal Residency", Village Variyav, Sub-District Surat City, District Surat.
DATE OF DEMAND NOTICE U/SEC.13(2) OF SARFAESI ACT	**14.02.2025**
AMT. OF DEMAND NOTICE U/S-13(2) OF SARFAESI ACT (IN RS.)	**Rs. 2394037/- (Rupees Twenty Three Lakhs Ninety Four Thousand Thirty Seven Only) as on 14.02.2025** plus future interest and charges w.e.f. **14.02.2025**
DATE OF PHYSICAL POSSESSION	**23.08.2026**
OUTSTANDING DUES (IN RS.) As on 14.02.2025	**Rs. 2394037/- (Rupees Twenty Three Lakhs Ninety Four Thousand Thirty Seven Only) as on 14.02.2025 plus future interest and charges w.e.f. 14.02.2025**

Terms and conditions of auction: -

1 Bidder/(s) shall have to give complete offer.
The bidders have to submit the bid form in a sealed envelope with the details like, (i) full name and particulars of the individual bidder/bidder company/bidder firm/bidder organization; (ii) copy of PAN Card; (iii) Active Mobile Number; (iv) Email Address; and (v) Proof of Address. The offers along with the relevant KYC documents and the EMD shall be put in envelope which should

be sealed and super scribed with "Offer from Mr. /Ms. / M/s… (name of the bidder)…" for purchase of the Secured Asset(s) / property of **(1) LODALIYA VAISHALIBEN ANKIT (Borrower) (2) LODALIYA ANKIT BHARATBHAI (Co-Borrower)** and the envelope be dropped during normal working hours in the office of **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.** Each tender / Bid/offer shall be accompanied by an Earnest Money Deposit (EMD) equal to **Rs. 273750/- (Rupees Two Lakhs Seventy Three Thousand Seven Hundred and Fifty Only)** and a Demand draft of Non-Refundable Fee of **Rs.250.00 (Rupees Two Hundred and Fifty Only)**, by D.D. / Pay Order in favor of "**Axis Bank Ltd Loan account no. PHR056608757431 payable at Ahmedabad.** D.Ds / P. Os should be purchased by the tenderer/bidder or on his/her/its behalf only.

2 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 Shriram Auto mall India Limited (AUGEO) at their web portal **https://augeo.samil.in/home** .The auction shall be conducted online through the Bank's approved service provider, **M/s Shriram Automall India Limited (AUGEO),** via the e-auction portal **https://augeo.samil.in/home** Also note that the said sale is subject to outcome of Securitization Application filed before Debt Recovery Tribunal, If any. The bid is not transferable. For any assistance related to property Bid Document, or other queries, interested parties may contact **Ms. Meenakshi (9999535597, meenakshi.i@samil.in)** or **Mr. Gaurav Namboodiri (9833922941, gaurav.n@samil.in)** between **11:00 a.m. to 5:00 p.m.**

3 A Bidder need to give an Undertaking that he is interested to participate in the bid under present circumstances and will make the complete payment as per SARFAESI timelines.

4 The Bid/(s) need to be submitted above the Reserve Price amount and any bid/(s) received after the due date, time will not be considered as Valid.

5 The tenderer/bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the said property.

6 As per Section 194 of Income Tax Act (as amended time to time), if property is sold above 50 Lakhs, then buyer will have to pay appropriate TDS to the Government treasury and the TDS certificate has to be deposited in the Bank.

7 The successful bidder shall deposit 25% of the bid amount (including the EMD deposited with the bid) latest by next working day from the date of bid confirmation. Payment has to be made only in the form of DD drawn in favour of **'Axis Bank Ltd Loan Account No - PHR056608757431 payable at Ahmedabad**.

8 In case the successful bidder fails to deposit 25% of the bid amount as above, earnest deposit shall be forfeited by the Bank without any notice. The successful bidder shall deposit the balance bid amount within 15 days from the date of confirmation of sale by the Bank. In case of default in payment, entire amount so deposited shall be forfeited without notice and the property shall be resold. In such case the successful bidder shall have no claim/s in regard to the property or to any part of the sum for which it may be sold subsequently. The Bank also reserves the right to sell the property to any third party by any of the modes prescribed under the SARFAESI Rules, 2002.

9 Inter-se bidding to all the eligible bidders is allowed. The bidder(s) may improve his/their/its offer(s) by way of inter se bidding among the bidders. The inter se bidding shall commence at the moment of highest bid is opened. The bidder may improve their offer in multiple of the amounts mentioned under the column "Bid Increment Amount". The bidder who submits the highest bid amount and /or win in the inter-se bidding (not below the Reserve Price) shall be declared as Successful Bidder and a communication to that effect will be issued to the said highest bidder subject to approval by the Authorised Officer.

10 In the event of any default in payment of any of the amounts, or if the sale is not completed by reason of any default on the part of the purchaser/bidder within the aforesaid time limit, the Bank shall be entitled to forfeit all the monies paid by the purchaser/bidder till then and put up the secured asset(s) / property (ies) for sale/disposal again, in its absolute discretion and may also resale/offer the same to the second highest bidder. Further, all costs, charges and expenses incurred by the Bank on account of such resale shall be borne and paid by the defaulting purchaser. The Bank reserves its right, solely at its discretion and on such terms & conditions it may stipulate, to extend the aforesaid time limit.

11 Tenders/Bids will be opened by the Authorised Officer of the Bank in the presence of the borrowers, Co-borrowers, mortgagors (if available) and the prospective buyers or their authorized representatives who may choose to remain present on the day and time as aforesaid, inter alia, for negotiations, for raising / revising their respective offers.

12 Any disputes / differences arising out of sale of the immovable property (ies) / secured asset(s) offered for sale shall be subject to the exclusive jurisdiction of Courts / Tribunals at **Ahmedabad (Gujarat)** only.

13 The tenders/bids below Reserve Price and / or not accompanied by the appropriate EMD and all other documents as mentioned in clause 2 above shall be treated as invalid. However, the Authorized Officer reserves its right, at its sole discretion, to treat all such or any such tenders/bids as valid/invalid. The EMD will be returned to the unsuccessful tenderers/bidders within seven working

days from the date of auction, without any interest thereon. The tenderers / bidders will not be entitled to claim any interest if the refund of EMD is delayed for any reason whatsoever.

14 To the best of knowledge and information of the Bank, there are no other encumbrances as mentioned in the chart above. Statutory dues like property taxes, maintenance, taxes for essential commodities etc. be ascertained by the prospective purchaser (s) and are the liability of the prospective purchaser (s).

15 The secured Asset(s) / property(ies) is / are offered for sale on **"As Is Where Is", "As Is What Is", "Whatever There Is" And "No Recourse" Basis**. The Bank does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property (ies) offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset (s) / immovable property (ies).

16 The tenderers/ bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question as also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the tenders/bids. No queries in this regard shall be entertained at the time of opening tenders/holding auction. Offer(s)/Tenderer(s) whose offer is accepted by Authorised Officer shall not raise any grievance/complaint and shall not be permitted to withdraw after his offer is accepted by the Authorised Officer, either on the ground of discrepancy in size/area, defect in title or any other ground whatsoever. After the offer of tender/bid is accepted, such successful purchaser/his nominee shall be deemed to have unconditionally accepted all the terms and conditions of sale of immovable properties/secured assets and further shall be deemed to be waived all objections as to the title, descriptions, measurements etc. in respect of such immovable assets.

17 Tenders/bids with conditional offers shall be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. If any tenderer/bidders wishes to give a fresh offer for the secured asset (s) / immovable property (ies) advertised on or before the last date prescribed for submission of the tenders/bids in the concerned advertisement, he / she /they may submit a fresh tender /bid with appropriate EMD, subject to withdrawal of the earlier submitted offer.

18 The purchaser shall be required to bear all the necessary expenses like stamp duty, registration expenses, transfer fee and other charges etc. for transfer of the secured asset (s) / immovable property (ies) in his / her / their /its name(s).

19 The Bank reserves its right to accept or reject highest, any or all offer (s) without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to sell the secured asset(s) / immovable property(ies) through private negotiations with any of the tenderers/bidders or any other party / parties. The Bank's decision in this behalf shall be final and binding.

20 The Bank will be at liberty to amend/modify/delete any of the above conditions at its sole discretions as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/tenderers and the tenderers/bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.

21 The Bank shall not be held responsible/liable for any charge, lien, and encumbrances, in ascertaining the genuineness /marketability in the title, property tax or any other dues to the government or anybody in respect of secured assets.

22 The sale is subject to confirmation by the bank.

23 For inspection of the properties or for any other assistance, the intending bidders may contact Bank Officer **Parakramsinh Jhala** of the Bank between 11:00 a.m. to 5:00 p.m. at **+919099972299** or mail on **E-mail ID: jhala.dilubha@axis.bank.in .** The bid is not transferable.

Dated: 05.11.2026

Sd/-

(Authorised Officer)



Axis Bank Limited

Place: - Ahmedabad Gujarat