

### **E-Public Auction-cum-Sale Notice**

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 provision to Rule 8 (6) and Rule 9 (1) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower/s, Guarantor/s and Mortgagor/s, that the below described immovable properties mortgaged / charged to Secured Creditor, the Possession of which has been taken by the Authorised Officer of Axis Finance Limited, Secured Creditor, will be sold on **“AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS”**, on **18<sup>th</sup> May 2026** for recovery of **Rs. 27,37,67,840/- (Rupees Twenty Seven Crores Thirty Seven Lakhs Sixty Seven Thousand Eight Hundred and Forty Only)** (as on 31<sup>st</sup> March 2025) with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment / realization from the Borrowers / Mortgagors / Guarantors, i.e. **(1) Takshashila Developers Private Limited (Borrower); (2) Takshashila Corporation LLP (Borrower); (3) Takshashila East End (Co-Borrower) (hereinafter collectively referred to as “the Borrowers”)**. The Description of Assets, Reserve Price (RP), Earnest Money Deposit (EMD) and Details of Sale are as below:

#### **SCHEDULE - I**

##### **Description of Immovable Secured Asset**

All that piece & parcel of units:

<b>Sr.</b>	<b>Flat No.</b>	<b>Carpet Area (Sq.ft)</b>
<b>TOWER A</b>		
1.	A-302	1137
2.	A-402	1137
3.	A-501	1137
4.	A-502	1137
5.	A-804	1137
6.	A-1504	1137
7.	A-1505	897
8.	A-1604	1137
9.	A-1605	897
10.	A-2205	1829
<b>TOWER B</b>		
11.	B-503	1311
12.	B-704	1311
13.	B-1204	1311
14.	B-1404	1311
15.	B-2102	1343

**Regd. Office**

Axis Finance Limited, 'Axis House', Ground Floor,  
Pandurang Budhkar Marg, Worli, Mumbai - 400 025

Tel : 022-2425 2525 | Fax : 022-4325 3000

Email : info@axisfinance.in | Website : www.axisfinance.in

CIN : U65921MH1995PLC212675



**AXIS FINANCE**

**of Project Takshashila AIR located at all that piece and parcel of part land admeasuring about 4682 sq mtrs., out of Final plot No. 560/A, 560/B, part of 560/C and 560/A+B totally admeasuring about 11503 sq. mtrs. forming part of Town Planning Scheme No. 3/5 situated within the village limits of Chadavad, Taluka: Sabarmati and District and Registration District: Ahmedabad and bounded as follows:**

**East: Final Plot No. 558/1 and 559/1**

**West: Final Plot No. 560 (Part A)**

**North: Silver Arc Apartment Block C + D**

**South: Adjoining Final Plot No. 560/C & Madalpur Road**



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**SCHEDULE - II**  
**DETAILS OF E-AUCTION**

<b>Description of Property /s</b>	<b>As per SCHEDULE - I</b>
<b>Date &amp; Time of e-Auction</b>	<b>On:</b> <b>18.05.2026</b> <b>Time:</b> From: 11.00 am to: 12.00 noon with unlimited extensions of 5 minutes each
<b>Date &amp; Time for Bid Submission</b>	<b>On: 15.05.2026</b> Before: 4:00 pm

**RESERVE PRICE AND EMD**

<b>Sr.</b>	<b>Flat No.</b>	<b>Carpet Area (Sq.ft)</b>	<b>Reserve Price (Rs.)</b>	<b>EMD (Rs.)</b>
<b>TOWER A</b>				
1.	A-302	1137	1,09,49,310/-	10,94,931/-
2.	A-402	1137	1,09,49,310/-	10,94,931/-
3.	A-501	1137	1,09,49,310/-	10,94,931/-
4.	A-502	1137	1,09,49,310/-	10,94,931/-
5.	A-804	1137	1,09,49,310/-	10,94,931/-
6.	A-1504	1137	1,09,49,310/-	10,94,931/-
7.	A-1505	897	86,38,110/-	8,63,811/-
8.	A-1604	1137	1,09,49,310/-	10,94,931/-
9.	A-1605	897	86,38,110/-	8,63,811/-
10.	A-2205	1829	1,76,13,270/-	17,61,327/-
<b>TOWER B</b>				
11.	B-503	1311	1,26,24,930/-	12,62,493/-
12.	B-704	1311	1,26,24,930/-	12,62,493/-
13.	B-1204	1311	1,26,24,930/-	12,62,493/-
14.	B-1404	1311	1,26,24,930/-	12,62,493/-
15.	B-2102	1343	1,29,33,090/-	12,93,309/-

**Note-** Reserve Price is the price below which the Flat /property/s will not be sold). Earnest Money Deposit (EMD) is 10% of Reserve Price

**Bid Increment Amount:** Rs. 1,00,000/- (Rupees One Lac Only).

**Contact Person Details & Mob. Nos.:** Mr. Hafeez Patanwala: 9920177772  
Ms. Radhika Agarwal: 8604974201



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For detailed terms and conditions of sale, please refer to the link provided in website i.e. <https://sarfaesi.auctiontiger.net/EPROC/> and [www.axisfinance.in](http://www.axisfinance.in);

**STATUTORY 30 DAYS SALE NOTICE UNDER RULE 8 (6) /RULE 9 (1) OF  
SECURITY INTEREST (ENFORCEMENT) RULES 2002.**

**This may also be treated as notice under Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s, guarantor/s and mortgagor/s of the said loan about the holding of E-Auction Sale on the above-mentioned date.**

  
  
**Authorized Officer  
Axis Finance Limited**

Date: 13/04/2026  
Place: Mumbai

**Regd. Office**

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Pandurang Budhkar Marg, Worli, Mumbai - 400 025  
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