

By Speed Post AD/Email

WITHOUT PREJUDICE

Ref. No. AFL/CO/2025-26/Legal/Apr/631

Dated: 13/04/2026

SALE NOTICE

(under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

To,

1. Takshashila Developers Pvt Ltd (Borrower/Security Provider) 560, Silver Arc – 'B', Open Plot, Nera Ashima House, Town Hall, Madalpur, Ellisbridge, Ahmedabad, Gujarat-380 006 ca@takshashilagroup.com kgondalia@takshashilaair.com	2. Takshashila Corporation LLP (Borrower/Security Provider) 560, Silver Arc – 'B', Open Plot, Nera Ashima House, Town Hall, Madalpur, Ellisbridge, Ahmedabad, Gujarat-380 006 ca@takshashilagroup.com kgondalia@takshashilaair.com
3. Takshashila East End Through Proprietor Mr. Kamlesh Gondalia (Co Borrower/Security Provider) 560, Silver Arc – 'B', Open Plot, Nera Ashima House, Town Hall, Madalpur, Ellisbridge, Ahmedabad, Gujarat-380 006	4. Mr. Kamlesh Gondalia (Personal Guarantor) 1-A, Sardar Patel Co-Operative Housing Society, Maninagar, Ahmedabad. 380 008 kgondalia@takshashilaair.com
5. Mr. Parthil Gondalia (Personal Guarantor) 1-A, Sardar Patel Co-Operative Housing Society, Maninagar, Ahmedabad. 380 008 kgondalia@takshashilaair.com	6. Ms. Dipti Gondalia (Personal Guarantor) 1-A, Sardar Patel Co-Operative Housing Society, Maninagar, Ahmedabad. 380 008 kgondalia@takshashilaair.com
7. Takshashila Resicom Pvt Ltd (Security Provider) Registered office at Takshashila Developers Private Limited Common, Takshashila AIR, B/H Town Hall, Ahmedabad, Gujarat-380 006 kgondalia@takshashilaair.com	

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

Re: Sale of Secured Assets on “As is where is And As is what is” basis (under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rule 8 (6) of Security Interest (Enforcement) Rules, 2002).

Sub: E – Public Auction cum Sale Notice of the Secured Asset(s)

Dear Sir/Madam,

Your kind attention is invited to the provisions of sub-sections (8) of section 13 of the SARFAESI Act where under you can tender the entire outstanding dues of **Rs. 27,37,67,840/- (Rupees Twenty Seven Crores Thirty Seven Lakhs Sixty Seven Thousand Eight Hundred and Forty Only)** (as on 31st March 2025 as mentioned in the demand notice dated 5th May 2025) with further interest at the contractual rates, along with default/penal interest and other charges etc., till final payment/realization for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty.

Please also note that if the entire outstanding dues together with the cost, charges and expenses incurred is not tendered before publication of notice for sale of the secured assets by public auction by inviting quotations tender from public or by private treaty you may not be entitled to redeem the secured asset(s).

Hence please take notice that the secured assets mortgaged to Axis Finance Limited more fully described in the “**SCHEDULE-I**” hereunder shall be sold by public e-auction to be held on **18th May 2026** through [https://sarfaesi.auctiontiger.net /EPROC/](https://sarfaesi.auctiontiger.net/EPROC/) at **11:00 a.m. onwards**. For further details please refer to the notice published in the newspapers and at websites: <https://sarfaesi.auctiontiger.net/EPROC/> and www.axisfinance.com

Yours truly,

For **Axis Finance Limited**




Authorized Officer



SCHEDULE - I

Description of Immovable Secured Asset

All that piece & parcel of units:

Sr.	Flat No.	Carpet Area (Sq.ft)
TOWER A		
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
TOWER B		
11.	B-503	1311
12.	B-704	1311
13.	B-1204	1311
14.	B-1404	1311
15.	B-2102	1343

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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AXIS FINANCE

SCHEDULE - II
DETAILS OF E-AUCTION

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

RESERVE PRICE AND EMD

Sr.	Flat No.	Carpet Area (Sq.ft)	Reserve Price (Rs.)	EMD (Rs.)
TOWER A				
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/-
TOWER 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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