

FINANCIAL EXPRESS

LE LAVOIR LIMITED
CIN: L74110GJ1981PLC103918
Address: 1st Floor Shop No. 105, Four Square Plaza, Uni,Rd., Rajkot Sau Uni Area Rajkot, Gujarat, India, 380009

Extract of Standalone Unaudited Financial Results for the Quarter and Nine Months ended 31/12/2025

Sr. No	Particulars	(Rs. In Lakhs except EPS)		
		Quarter Ending on 31/12/2025	Year to Date Figures 31/03/2025	Corresponding Three Months Ended in the Previous Year 31/12/2024
1	Total income	112.23	327.74	75.41
2	Net Profit / Loss for the period (before Tax, Exceptional and/or Extraordinary items)	53.10	178.73	42.46
3	Net Profit / Loss for the period (after Exceptional and/or Extraordinary items)	53.10	178.73	42.46
4	Net Profit / Loss for the period after tax (after Exceptional and/or Extraordinary items)	39.51	134.46	32.03
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	39.51	134.46	32.03
6	Equity Share Capital	324.00	324.00	324.00
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	435.00	-
8	Face Value of Equity Share Capital	100	100	100
9	Earnings Per Share (Basic / Diluted)	1.22	4.15	0.99

Note: The above is an extract of the detailed format of Quarter and Nine Months ended Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarter and Nine Months ended Financial Results are available on the Stock Exchange website i.e. www.bseindia.com

Date: 09-02-2026
Place: Rajkot

LE LAVOIR LIMITED
CIN: L74110GJ1981PLC103918
Address: 1st Floor Shop No. 105, Four Square Plaza, Uni,Rd., Rajkot Sau Uni Area Rajkot, Gujarat, India, 380009

Extract of Consolidated Unaudited Financial Results for the Quarter and Nine Months ended 31/12/2025

Sr. No	Particulars	(Rs. In Lakhs except EPS)		
		Quarter Ending on 31/12/2025	Year to Date Figures 31/03/2025	Corresponding Three Months Ended in the Previous Year 31/12/2024
1	Total income	406.53	327.74	75.41
2	Net Profit / Loss for the period (before Tax, Exceptional and/or Extraordinary items)	94.03	178.73	42.46
3	Net Profit / Loss for the period (after Exceptional and/or Extraordinary items)	94.03	178.73	42.46
4	Net Profit / Loss for the period after tax (after Exceptional and/or Extraordinary items)	70.02	134.46	32.03
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	70.02	134.46	32.03
6	Equity Share Capital	324.00	324.00	324.00
7	Reserves (excluding Revaluation Reserve) as shown in the Audited Balance Sheet of the previous year	-	435.00	-
8	Face Value of Equity Share Capital	100	100	100
9	Earnings Per Share (Basic / Diluted)	2.16	4.15	0.99

Note: The above is an extract of the detailed format of Quarter and Nine Months ended Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (LODR) Regulations, 2015. The full format of the Quarter and Nine Months ended Financial Results are available on the Stock Exchange website i.e. www.bseindia.com

Date: 09-02-2026
Place: Rajkot

UNITY SMALL FINANCE BANK LIMITED
SYMBOLIC POSSESSION NOTICE
(FOR IMMEDIATE EFFECTS) (SEE RULE 110)

Registered Office: Basant Lok, Vasant Vihar, New Delhi-110057
Corporate Office: Centrium House, Vidyanagar Marg, Kalyan, Santacruz (E), Mumbai - 400 068

Whereas, the undersigned being Authorized Officer of Unity Small Finance Bank Limited under the Securitization 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 Demand Notice dated mentioned hereunder calling upon the following Borrower/Co-Borrowers/Guarantors to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice.

The following Borrower/Co-Borrowers/Guarantors having failed to repay the amount, notice is hereby given to the following Borrower/Co-Borrowers/Guarantors and the public in general that the undersigned has taken possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 06/02/2026.

The Borrower/Co-Borrowers/Guarantors in particular and the public in general is hereby cautioned not to deal with the properties described herein below and any dealing with the said properties shall be subject to the charge of Unity Small Finance Bank Limited for the amount mentioned herein below and interest thereon.

The Borrower's/Co-Borrower's/Guarantor's attention is invited to provisions of sub-Section 8 of Section-13 of the Act, in respect of time available, to redeem the secured assets.

Name of the Borrower/Co-Borrowers/Guarantor & Loan Account Number	Description of the Properties Mortgaged/Secured Asset(s)	Date of Demand Notice and Outstanding Amount
1.VINOD K (BORROWER) 2.SUMAN DEVI (CO-BORROWER & MORTGAGOR) Loan Account Number:- UFSBRTL0A000005005279	All The Pieces And Parcel Of Immovable Property Of Land Bearing Plot No. 277/A (after K.j.p. It Was Given Block No. 67/ Plot No. 277/A Admeasuring About 66.04 Sq. Mtrs.) Admeasuring About 66.40 Sq. Mtrs Of Mahaveergar Residency Organized On Land Bearing Revenue Survey No. 59 And Its Block No. 68 Admeasuring About 30086 Sq. Mtrs. After Consolidation Was Given New Block No. 67 Admeasuring About 53632 Sq. Mtrs. Of Village Kareli, Sub-District: Palsana, District: Surat. Boundaries:- East:- 7.50-meter-wide Road West:- Adj. Plot No. 292/B North:- Adj. Plot No. 276/B South:- Adj. Plot No. 278/A	Demand Notice Dated 07/11/2025 for Amounting to Rs. 7,29,714.84/- Rupees Seven Lakh Twenty-nine Thousand Seven Hundred Fourteen And Eighty-four Paise Only) As On 05/11/2025 Plus Applicable Interest and Other Charges.

Date: 09/02/2026
Place: GUJARAT

Sd/-
Authorized Officer,
Unity Small Finance Bank Limited

Indian Express

I arrive at a conclusion not an assumption.

Inform your opinion with detailed analysis.

The Indian Express. For the Indian Intelligent.

The Indian Express
JOURNALISM OF COURAGE

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office :- KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr. No	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	156670690	Loan Against Property	1. Komal Apparels Private Limited 2. Nilesh Ahuja 3. Sunil Ahuja 4. Amit Ahuja	04.02.2026	INR 2,87,31,993.52/-

Property Address : All That Piece And Parcel Of The Immovable Property Being Unit No. 8/a, On First Floor Admeasuring 1834.13 Sq. Feet i.e. 170.39 Sq. Meters & Second Floor Admeasuring 1834.13 Sq. Feet i.e. 170.39 Sq. Meters & Third Floor Admeasuring 1834.13 Sq. Feet i.e. 170.39 Sq. Meters, Totally 5502.39 Sq. Feet i.e. 511.17 Sq. (meters Super Built-up Area), Together With Undivided Land Admeasuring 128.45 Sq. Meters, In Sargam Owners Association, The Scheme Famously Known As 'Shyamji Tejendra' (Tejendra-3), Constructed On Non Agricultural Land Bearing T. P. Scheme No. 9 (Rajput-Hirpur), Final Plot No. 60/Paiki, Private Sub Plot No. 60/B/2 And Private Sub Plot No. 60/B/3, Situated, Being And Lying Mouje Rakhiyal, Taluka: Maninagar, In The Registration District: Ahmedabad And Sub District: Ahmedabad-7 (odhav), Ahmedabad, Gujarat-380026 And Bounded As: East: Unit No. 7, West: Appare Park, North: Unit No. 9, South: Appare Park.

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 09.02.2026
Place : Gujarat

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office :- KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr. No	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	69637939	Loan Against Property	1. Rameshbhai Melabhai Rabani 2. Gitaben Rameshbhai Rabani	15.01.2026	INR 1,64,895.56/-

Property Address : All That Piece And Parcel Of The Commercial Property Bearing Village Authority Property No. 257, Admeasuring Area 18.65 Sq. Meter, City Survey No. 1464 Situated At Rabari Vas, Salun Vanta, Ta. Nadiad, Dist. Kheda City Said And Bounded As Under: East: After Road House Of Kalishabhai, West: Open Land Of Hartanbhai Melabhai, North: House Of Manharbhai Jankidas, South: House Of Dharmeshbhai.

| 2 | 103593737 | Home Loan | 1. Vaghela Ranjitha Jashbhai 2. Vaghela Jashbhai Babubhai 3. Vaghela Laxmben Ranjitha | 27.01.2026 | INR 2,84,357.88/- |

Property Address : All That Piece And Parcel Of The Residential Property Bearing Village Authority Property No. 234, Admeasuring Area 135.11 Sq. Meter, Situated At Todvar Faliyuj, Kanjoda, Taluka: Nadiad, District: Kheda, Gujarat-387115, And Bounded As: East: Public Road, West : House Of Hathibhai Mathurbhai Parmar, North: Public Road, South: Public Road.

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 09.02.2026
Place : Gujarat

IDFC FIRST Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) | CIN : L65110TN2014PLC097792
Registered Office :- KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai- 600031.
Tel : +91 44 4564 4000 | Fax: +91 44 4564 4022

NOTICE UNDER SECTION 13 (2) OF THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002

The following borrowers and co-borrowers availed the below mentioned secured loans from IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) The loans of the below-mentioned borrowers and co-borrowers have been secured by the mortgage of their respective properties. As they have failed to adhere to the terms and conditions of the respective loan agreements and had become irregular, their loan were classified as NPA as per the RBI guidelines. Amounts due by them to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) are mentioned as per respective notices issued more particularly described in the following table and further interest on the said amounts shall also be applicable and the same will be charged as per contractual rate with effect from their respective dates.

Sr. No	Loan Account No.	Type of Loan	Name of borrowers and co-borrowers	Section 13 (2) Notice Date	Outstanding amount as per Section 13 (2) Notice
1	60612416	Home Loan	1. Santu Ravindra Chauhan 2. Santu Ravindra Chauhan	14.01.2026	INR 10,54,068.59/-

Property Address : All That Piece And Parcel Of The Plot No. 98, Admeasuring 60.12 Sq. Mtrs., Open Land, (As Per Revenue Record i.e. 7/12 Block No. 96/98) Developed Upon Proportionate Undivided Share In Road & Cop Admeasuring 38.07 Sq. Mtrs., "Saranj Residency" Developed Upon N.A Land Bearing Revenue Survey No. 65, Block No. 96, Situated At Moje: Kareli, Sub-district: Taluka: Palsana, District: Surat, State: Gujarat-394310, And Bounded As: East: Adjoining Block No. 90, West: Adjoining Society Road, North: Adjoining Plot No. 99, South: Adjoining Plot No. 97

| 2 | 20383445 | Home Loan | 1. Shivrajsinh Pal 2. Jyoti Shivrajsinh Pal | 30.01.2026 | INR 12,07,069.25/- |

Property Address : All That Piece And Parcel Of Plot No. 215/B, Admeasuring 42.38 Sq. Mtrs., Along With Undivided Share In The Land Of Road & C.O.P., in "Swam Villa Residency", Situated At Block No. 4, Survey No. 4/1, 4/2, 4/3, 4/4, 4/5, 13/1 Of Moje Kareli, Taluka: Palsana, District: Surat, Gujarat-394310, And Bounded As: East: Society Road, West: Plot No. 204/B, North: Plot No. 216/B, South: Plot No. 214/B

You are hereby called upon to pay the amounts to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited) as per the details shown in the above table with contracted rate of interest thereupon from their respective dates and other costs, charges etc., within 60 days from the date of this publication, failing which the undersigned shall be constrained to initiate proceedings, under Section 13 (4) and section 14 of the SARFAESI Act, against the mortgaged properties mentioned hereinabove to realize the amount due to IDFC FIRST Bank Limited (erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited). Further you are prohibited under Section 13 (13) of the said Act from transferring the said secured assets either by way of sale/lease or otherwise.

Sd/- Authorized Officer
IDFC First Bank Limited
(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

Date : 09.02.2026
Place : Surat, Gujarat

SHREE RAMA NEWSPRINT LIMITED
CIN:L21010GJ1991PLC019432
Registered Office : Village : Barbodhan, Taluka : Olpad, Dist. Surat. Pin-395 005 (Gujarat)
Tel: 02621-224203, 224204, 224205, 224207 • Email: ramanewspprint@ramanewspprint.com

EXTRACT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED ON DECEMBER 31, 2025

Sr. No.	Particulars	(Rs. in lakhs)					
		Quarter Ended			Nine Months Ended		
		31.12.2025	30.09.2025	31.12.2024	31.12.2025	31.12.2024	31.03.2025
1	Total Income from Operations	1,050.24	902.30	1,369.67	2,966.96	3,601.90	4,879.59
2	Net Profit / (Loss) for the period (before tax and exceptional items)	(796.18)	(795.24)	(695.98)	(2,402.26)	(2,196.96)	(2,861.39)
3	Net Profit / (Loss) for the period before tax (after exceptional items)	(796.18)	(795.24)	(695.98)	(2,402.26)	(2,196.96)	(2,861.39)
4	Net Profit / (Loss) for the period after tax (after Exceptional items) from continuing operation	(796.18)	(795.24)	(695.98)	(2,402.26)	(2,196.96)	(2,861.39)
5	Net Profit / (Loss) for the period after tax (after Exceptional items) from discontinued operation	(218.48)	(224.61)	(7,368.61)	(660.03)	(7,896.27)	(7,767.30)
6	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(1,016.50)	(1,018.82)	(8,066.70)	(3,065.01)	(10,071.42)	(10,627.76)
7	Equity Share Capital	14,752.20	14,752.20	14,752.20	14,752.20	14,752.20	14,752.20
8	Other Equity	-	-	-	-	-	(16,162.00)
9	Earnings Per Share (of Rs 10/- each) from continuing operation (not annualised) Basic & Diluted (In Rs.)	(0.54)	(0.54)	(0.47)	(1.63)	(1.49)	(1.94)
10	Earnings Per Share (of Rs 10/- each) from discontinued operation (not annualised) Basic & Diluted (In Rs.)	(0.15)	(0.15)	(4.99)	(0.45)	(5.35)	(5.27)
11	Earnings Per Share (of Rs 10/- each) from continuing and discontinued operation (not annualised) Basic & Diluted (In Rs.)	(0.69)	(0.69)	(5.48)	(2.08)	(6.84)	(7.21)

NOTES:
1. The above unaudited financial results for the quarter/nine months ended on December 31, 2025, were reviewed by Audit Committee and approved by the Board of Directors in their meetings held on February 7, 2026.
2. The above is an extract of the detailed format of Quarterly / Nine Months Financial Results filed with the Stock Exchanges under Regulation 33 of the SEBI (Listing obligation and Disclosure Requirements) Regulations, 2015. The full format of the Quarterly / Nine Months Results are available on the websites of the Stock Exchange(s) www.bseindia.com & www.nseindia.com and on company's website https://ramanewspprint.com
3. The Paper division has been identified as Discontinued operations and accordingly, its operations are presented in accordance with Ind AS 105.

Place : Ahmedabad
Date: February 7, 2026

For, Shree Rama Newspprint Limited
Siddharth Choudhary
Whole-Time Director (DIN: 01798350)

PRATIKSHA CHEMICALS LIMITED
CIN: L24110GJ1991PLC015507
Regd. Office: 26/Office, Newyork Trade Centre, Opp. Muktidham Derasar, Sarkhej Gandhinagar Highway, Thaltej, Ahmedabad, Gujarat, India-380054.
Mail Id: exports@dharapratiksha.com | Contact: 02717-284350

EXTRACT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED ON DECEMBER 31 2025

The Unaudited Financial Results of Pratiksha Chemicals Limited for the quarter ended on 31 December 2025 have been filed with the stock exchange as per Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

The said results are available on website of the Company i.e. www.dharapratiksha.com and also website of the stock exchange i.e. www.bseindia.com

Scan the Quick Response (QR) Code to access Q3 and FY 2025-26 Result.

For PRATIKSHA CHEMICALS LIMITED
Sd/-
Sumit Harjibhai Gol
Additional Director
DIN: 11367027

Date: 5th February 2026
Place: Ahmedabad

Axis Bank Ltd. (CIN: L65110GJ1993PLC020769)
Branch Office: Axis Bank Limited, Collection Center, First Floor, Unit No.101 & 102 (Part) Baleshwar Avenue S G Highway Opp. Rajpath Club Bodakdev Ahmedabad Gujarat - 380054. Corporate Office : Axis Bank Ltd., 3rd Floor, Gigaplex, NPC - 1, TTC Industrial Area, Mughal Sarai, Airoli, Navi Mumbai - 400 708.

Position 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 table 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 table 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.

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 table 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

Sr. No	Name of Borrower/ Guarantor/ Co-Borrower	Demand Notice Date & o/s. Amount Rs. (interest + Charges) as on	Description of the Properties	Date & Type of Possession
1	(1) MR. PATEL HITESH AMBALAL (2) MRS. PATEL NIMA HITESH	30-09-2025 & Rs. 70,43,560/- as on 05-05-2025	Property: No. 1 - All Those Pieces And Parcel Of The Property Bearing Revenue Survey No 1448 On 1st Floor Shop No. 13, Total Area Adm. In Aggregate About 18.00 Sq Mtr Situated At Vatsalya Status Of Kadi Ta. Kadi, Dist. Mehsana North Gujrat Of The Ownership Of Patel Hitesh Ambalal And Bounded As Under: East: Shop No 12, West: Shop No 14, North: Passage, South: Shop No 36. Property No.2 - All Those Pieces And Parcel Of The Property Bearing Revenue Survey No. 1448 On 1st Floor, Shop No. 10/A, Total Area Adm. In Aggregate About 16.50 Sq.Mtr Situated At Vatsalya Status, Of Kadi Ta. Kadi, Dist. Mehsana North Gujrat Of The Ownership Of Patel Hitesh Ambalal And Bounded As Under: East: Shop No. 12, West: Shop No. 14, North: Passage And Parcel Of The Property Bearing Revenue Survey No. 1448 On 1st Floor Shop No. 11/A, Total Area Adm. In Aggregate About 16.50 Sq.Mtr Situated At Vatsalya Status, Of Kadi Ta. Kadi, Dist. Mehsana North Gujrat Of The Ownership Of Patel Hitesh Ambalal And Bounded As Under: Boundaries: East: Shop No. 11/A, West: Shop No. 13, South: Shutter, North: Shop No. 38 & 38/A, Total Area Adm. In Aggregate About 34.50 Sq. Mtr Situated At Vatsalya Status Of Kadi Ta, Kadi, Dist. Mehsana North Gujrat Of The Ownership Of Patel Hitesh Ambalal And Bounded As Under: Boundaries: East: Shop No. 11/A, West: Shop No. 13, South: Shutter, North: Shop No. 38 & 38/A, Total Area Adm. In Aggregate About 34.50 Sq. Mtr Situated At Vatsalya Status Of Kadi Ta, Kadi, Dist. Mehsana North Gujrat Of The Ownership Of Patel Hitesh Ambalal And Bounded As Under: Boundaries: East: Shop No. 11/A, West: Shop No. 13, South: Shutter, North: Shop No. 38 & 38/A, Total Area Adm. In Aggregate About 34.50 Sq. Mtr Situated At Vatsalya Status Of Kadi Ta, Kadi, Dist. Mehsana North Gujrat Of The Ownership Of Patel Hitesh Ambalal And Bounded As Under: Boundaries: East: Shop No. 39, West: Shop No.38/A, South: Shop No. 10/A, North: Passage.	06.02.2026 (SYMBOLIC)
2	(1) JOSHI UJAS ANILBHAI (2) JOSHI PARULBEN ANILBHAI	10-11-2025 & Rs. 2166434/- as on 24/10/2025	All That Property To Be Open Non-Agricultural Land Area Adm. 102.37 Sq. Mtrs. Northern Side Land Of Plot No. 20 Area Adm. 204.74 Known As Gopinathji Bungalows Situated On R. S. No. 61 Paiki 4 Of Village Gadhad(Swami) In The Sub-District Gadhadha (Swami) District Botad Owned By Parubhen Anilbhai Joshi. East: Plot No. 8 Of Non-Agricultural Land Of R.S.No. 61 Paiki 5, West: 6.00 Mtrs. Wide Common Road, North: 7.5 Mtrs. Wide Common Road, South: Remaining Land Of Said Plot No. 20. With Buildings Constructed Thereon Along With Other Assets Such As Furniture And Fixtures, Equipments, Machinery - Fixed And Movable, Structure And Any Others Assets Situated Thereon.	03.02.2026 (SYMBOLIC)
3	(1) HARGOVIND SAVJIBHAI KUNDARIYA	08-10-2025 & Rs. 2251436.79/- as on 05/05/2025	ALL RIGHT, TITLE AND INTEREST IN IMMOVABLE PROPERTY IN THE FORM OF FLAT NO. 301 WITH BUILD UP AREA ADMEASURING 55.51 SQ. MTRS. ON THE 3 RD FLOOR OF SHIV SHAKTI APARTMENT, SITUATED ON LAND-BEARING REVENUE SURVEY NO. 197/PAIKI OF VILLAGE MORVI, TALUKA MORVI, DISTRICT MORVI, SUB-DISTRICT STANDING IN THE NAME OF MR. HARGOVIND SAVJIBHAI KUNDARIYA, WITH BUILDINGS CONSTRUCTED THEREON ALONG WITH OTHER ASSETS SUCH AS FURNITURE AND FIXTURES, EQUIPMENTS, MACHINERY - FIXED AND MOVABLE, STRUCTURE AND ANY OTHERS ASSETS SITUATED THEREON.	04.02.2026 (SYMBOLIC)

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 : 09.02.2026, Place : Gujarat
Authorized Officer, Axis Bank Ltd.

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

SALE NOTICE (15 DAYS) FOR SALE OF IMMOVABLE PROPERTIES

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) / 9(1) of the Security Interest (Enforcement) Rule, 2002

DATE AND TIME OF E-AUCTION - 27.02.2026 (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 Symbolic 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 & Guarantors	Description of the Property	Amount due	Reserve Price and EMD & Bid Increment
M/s SRK GROUP, Block no. 550, At & PO - Kathor, Opp. Gimar Hotel, Beside Toll Plaza, NH no. 6, Kamrej, Surat - 394180, Flat no. 301, 3rd floor, Manidhara complex, Opp. Shyam Mandir, Sarthana Jakatnaka, Surat - 395013, 1. Mr. Nareshbhai Vallabhbhai Padghal, P-68, Shukan Co-operative Society, Kenal road, Sarthana, Jakatnaka, Surat - 395013, 2. Mr. Bhavesh Dhirubhai Padghal, C-4/504, Krishna Township, Mota Varachha, Satellite road, Surat - 394101, 3. Mr. Harshukhbhai Vallabhbhai Bhandari, 11/3, Ashinvaad Row House, Near Sarthana Jakatnaka, Kamrej road, Surat - 395013, 4. Mr. Satish Kumar Gopalbhai Patel, A-36, Trikam nagar society-1, Opp. Rajmahal Cinema, Lambhe Hanuman road, Surat - 395013, 5. Mr. Ashokbhai Narsinhbhai Patel, D-1002, Swastik Tower, Sarthana Jak			

