



NSL/CS/2026/38
Date: 08 July 2026

To,
The Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street,
Mumbai - 400 001

Scrip Code: 542231

Dear Sir,

To,
The Listing Department
National Stock Exchange of India Limited
Exchange Plaza, C-1, Block G,
Bandra-Kurla Complex, Bandra (E),
Mumbai - 400 051

Scrip Symbol: NILASPACES

Reg: Submission of Newspaper advertisement for dispatch of Notice of Postal Ballot

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are hereby submitting newspaper publication for dispatch of Notice of Postal Ballot as published in the Business Standard – English in 08 July 2026 edition.

Kindly take the same on your record and acknowledge the receipt.

Thanking you,
Yours faithfully,
For, Nila Spaces Limited

Ms. Gopi Dave
Company Secretary

Encl: a/a

POSESSION NOTICE (See Rule - 8(1)) (For immovable property)

Whereas, The undersigned being the Authorized Officer of the **Central Bank of India, Nanpura Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **21.04.2026** calling upon the Borrower **Mr. Maganlal Karashanbhai Dhameliya & Mrs. Dayaben Maganbhai Dhameliya** to pay the amount mentioned in the notice being **Rs. 15,87,503.85 (Rupees Fifteen Lakhs Eighty Seven Thousand Five Hundred Three & Paise Eighty Five only)** with interest due thereon within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower / Guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **6th day of July of the year 2026**.

The Borrower / Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Central Bank of India, Nanpura Branch** for an amount **Rs. 15,87,503.85 (Rupees Fifteen Lakhs Eighty Seven Thousand Five Hundred Three & Paise Eighty Five Only)** as on 20.04.2026 and interest & other charges thereon with effect from (Amount deposited after issuing of demand notice U/Section 13(2) has given effect).

"The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

DESCRIPTION OF IMMOVABLE PROPERTY

All that Piece & Parcel of bearing Plot No. 06, Block No. 141 (R.S. No. 144), admeasuring about 40.26 Sq. mtrs. alongwith undivided proportionate admeasuring 21.07 Sq. mtrs in Common Roads and COP in the housing estate known and named as "Swastik Residency" Village - Kamrej situated at City - Karjan, Sub - District - Kamrej, District - Surat. Owner of Property - Mr. Maganlal Karashanbhai Dhameliya. **Bounded by - East:** Open Land, **West:** Society Road, **North:** Plot No. 05, **South:** Plot No. 07.

Date: 06/07/2026 **Place:** Surat **Authorised Officer, Central Bank of India**

POSESSION NOTICE (See Rule - 8(1)) (For immovable property)

Whereas, The undersigned being the Authorized Officer of the **Central Bank of India, Surat Main Branch** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12), 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **21.04.2026** calling upon the Borrower **Mr. Ganpatray Chhaganbhai Rakholiya & Mr. Kanubhai Bhimjibhai Kothiyia (Guarantor)** to repay the amount mentioned in the notice being **Rs. 2,58,455.11 (Rupees Two Lakh Fifty Eight Thousand Four Hundred Fifty Five and Eleven Paise Only)** with interest due thereon within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower / Guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **6th day of July of the year 2026**.

The Borrower / Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Central Bank of India, Surat Main Branch** for an amount **Rs. 2,58,455.11 (Rupees Two Lakh Fifty Eight Thousand Four Hundred Fifty Five and Eleven Paise Only)** and interest & other charges thereon with effect from (Amount deposited after issuing of demand notice U/Section 13(2) has given effect).

"The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

DESCRIPTION OF IMMOVABLE PROPERTY

All the Piece and Parcel of the Immovable Property known as Flat No. G/4, admeasuring Build up area 569.29 Sq. fts. i.e. 52.89 Sq. mtrs. on the Ground Floor of Building No. A/32 (as per passing plan, Building No. A/5 paika) of Om Township Vibhag - 3 with proportional undivided share in the land underneath the said building and also undivided proportionate share in the common roads and COP of the said housing estate: constructed and situated on the land bearing Revenue Survey No. 176, its Block No. 177 of Moje Village - Pasodara, Taluka - Kamrej, District - Surat. **Bounded by - North:** Passage/Stairs and Flat No. G/1, **South:** Open Space and Building No. 33, **East:** Adj Flat No. G/3, **West:** Society Road and Building No. A-9.

Date: 06/07/2026 **Place:** Surat **Authorised Officer, Central Bank of India**

POSESSION NOTICE (See Rule 8(1)) (For Immovable Property)

Whereas, The Authorized Officer of the **Central Bank of India, Ghod Dod Road Branch, Surat** 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) and 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **23/04/2026** calling upon the Borrower / Co-Borrower / Mortgagor: **Mr. Yogeshkumar Chandulal Bhindi (Borrower) and Mrs. Krishna Yogeshkumar Bhindi (Co-Borrower) and Mr. Manishbhai Bharatbhai Soni (Guarantor)** to repay the amount mentioned in the notice being **Rs. 22,14,617.23 (Rupees Twenty Two Lakh Fourteen Thousand Six Hundred Seventeen and Twenty Three paise Only)** (Which represents the principal plus interest due as on the 23/04/2026) plus interest and other charges from 23/04/2026 to till date within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and Guarantor and the public in general that the undersigned has taken **Symbolic Possession** 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 Security Interest (Enforcement) Rules 2002 on this **2nd day of July of the year 2026**.

The Borrower and Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Central Bank of India** for an amount **Rs. 22,14,617.23 (Rupees Twenty Two Lakh Fourteen Thousand Six Hundred Seventeen and Twenty Three paise Only)** (Which represents the principal plus interest due as on the 23/04/2026) plus interest and other charges from 23/04/2026 to till date within 60 days from the date of receipt of the said notice.

"The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets."

DESCRIPTION OF IMMOVABLE PROPERTY

All that Piece and Parcel of the Immovable Property bearing Plot No. 06, Admeasuring 60.23 Sq. Mtrs. situated at Survey No. 4+314+315, 310, 311, 312, 313, Old Block No. 13, Admeasuring Hectare - Area 7.44-45 Sq. mtrs. i.e. 74445.00 Sq. Mtrs., after Re-Survey New Block No. 14, Sub Plot No. 02, Admeasuring 33818.25 Sq. Mtrs. at Shiv Darshan Residency, Moje - Shekhpur, Sub Dist. Kamrej, Dist. Surat. Owner of Property: Mr. Yogeshkumar Chandulal Bhindi and Mrs. Krishna Yogeshkumar Bhindi. **Bounded by - North:** Plot No. 05, **South:** Plot No. 07, **East:** Road of Society, **West:** Plot No. 17.

Date: 02/07/2026 **Place:** Surat **Authorised Officer, Central Bank of India**

POSESSION NOTICE (See Rule-8(1)) (For Immovable Property)

Whereas, The Authorized Officer of the **Bank of India, Vapi Ind. Estate Branch, Vapi, Dist. Valsad** 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 **01/03/2024** calling upon the borrower **Mrs. Vanshubh Krishnamohan Singh** to repay the amount mentioned in the notices aggregating **Rs. 44,20,427.76 (Rupees Forty Four Lacs Twenty Thousand Four Hundred Twenty Seven and Paise Seventy Six Only)** (contractual dues up to date of notice) with further interest thereon as mentioned in the notice, within 60 days from the date of receipt of the said notice.

The Borrower / Guarantor having failed to repay the amount, notice is hereby given to the Borrower / Guarantor and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of Act read with rule 8 of the Security Interest Enforcement Rules 2002 and in compliance of **Hon'ble Add. Chief Judicial Magistrate, Vapi Order** dated **05.02.2026** under section 14 of the said Act on this **05th day of July, of the year 2026**.

The Borrower / Guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Bank of India** for an amount of **Rs. 44,20,427.76 (Rupees Forty Four Lacs Twenty Thousand Four Hundred Twenty Seven and Paise Seventy Six Only)** (contractual dues up to date of notice) with further interest thereon as mentioned in the notice.

The Borrower's attention is invited to the provisions of sub-section (8) of section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All that Part and Parcel of the Property owned by Shri Primal Babubhai Patel being Residential Property situated at Flat No. 309 (Municipal House No. 2887/0), admeasuring about 29.45 Sq. mtrs. i.e. 317.00 Sq. feet Carpet area constructed on the Third Floor of the building which is known as "Shivshakti Apartment", constructed on N.A Land bearing Survey No. 11/11 (New Survey No. 1436) & Survey No. 11/13 (New Survey No. 1438). Totally admeasuring 1821.00 Sq.mtrs consisting City Survey No. 3792 situated within the Nagarpalika limits of Vapi, Tal. Vapi, Dist. Valsad in the state of Gujarat within the jurisdiction of Sub Registrar - Vapi, District - Valsad in the name of Shri Primal Babubhai Patel. **Bounded by - East:** Passage and Flat No. 307, **West:** Open Space and Society Road, **North:** Flat No. 310, **South:** Flat No. 308.

Sd/- Date: 05.07.2026 **Place:** Vapi **Authorised Officer, Bank of India**

POSESSION NOTICE (For Immovable Property)

Whereas The undersigned being the Authorized Officer of the **Bank of Baroda** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Second) 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 **15.04.2026** calling upon the Borrower **M/s NIKHIL GRAINS & PROVISION STORE Mr. VIJAYKUMAR SOBHRAJ SINDHI (PROP), Mr. VIJAYKUMAR SOBHRAJ SINDHI (Borrower), Mr. SANJAY BAKUBHAI SARVAIA (GUARANTOR), Mr. VIJAYKUMAR PRABHUDAS PATEL (GUARANTOR)** to repay the amount mentioned in the notice being **Rs. 8,69,408.59+ Unapplied interest+other charges (Eight lacs sixty nine Thousands four hundred Eight and Fifty Nine paise Only+ Unapplied interest+other charges)** as on 15.04.2026 together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under sub-Section (4) of section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this **3rd July day of 2026 of the year**.

The Borrower/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property/ies will be subject to the charge of Bank of Baroda for an amount of **Rs. 8,69,408.59 (Eight lacs sixty nine Thousands four hundred Eight and Fifty Nine paise Only+ Unapplied interest+other charges)** and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.

The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

All the part and parcel of the property consisting of the mortgage loan of land & building bearing municipal no. 24/6530 sub plot no 24 admeasuring 67.00 sq mt plot area in which 46.90sq mt constructed area in RS 170/paiki + 174/ paiki admeasuring HC 0.43 ARE, 24 bhumi limit of villa. bakrol ta & dist Anand.

The details of boundaries are as under
EAST - Land of Jayantibhai mangalabhai, **WEST -** Land of kanubhai chunibhai
NORTH - Land Of Ambalal mathuribhai, **SOUTH -** Well, Belonging to Mr. VIJAYKUMAR SOBHRAJ SINDHI

Date: 03.07.2026 **(Mukul Mukesh) Chief Manager / Authorised Officer**
Place: Vallabh Vidyanagar

NILA SPACES LIMITED
 (CIN No: L45100GJ2000PLC083204)
 Registered Office: 1st Floor, Sambhaav House, Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad - 380 015.
 Phone: +91 79 4003 6817/18 Fax: +91-79-26873922
 E-mail: secretarial@nilaspaces.com Website: www.nilaspaces.com

Notice of Postal Ballot

Notice of Postal Ballot: Pursuant to Section 110 of the Companies Act, 2013 read with Rule 22 of the Companies (Management and Administration) Rules, 2014 and the Circulars issued by the Ministry of Corporate Affairs, Government of India, Resolutions as set out in the Notice dated 04th July, 2026, is proposed to be passed through Postal Ballot by voting through electronic means ("remote e-voting"). In this connection, Members are hereby informed that dispatch of the Postal Ballot Notice along with the Explanatory Statement was completed on 06th July, 2026.

The Notice is available on the Company's website www.nilaspaces.com under Investor Segment and e-voting website of National Securities Depository Limited (NSDL - www.evoting.nsdl.com) and on the websites of BSE Limited (BSE - www.bseindia.com) and National Stock Exchange of India Limited (NSE - www.nseindia.com), where the Company's shares are listed.

Voting through Electronic Mode: In conformity with the regulatory requirements, Members can vote on the Resolutions only through remote voting which will commence at 09.00 a.m. 07th July, 2026 and will end at 05.00 p.m. 05th August, 2026, when remote e-voting will be blocked by NSDL. Only those Members whose names were recorded in the Register of Members of the Company or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date, 26th June, 2026, are entitled to cast their votes on the Resolution.

Members who have not registered their e-mail addresses with the Company or with the Depositories and wish to receive the Postal Ballot Notice and / or cast their votes through remote e-voting, are required to register their e-mail addresses with the Company by sending an email at secretarial@nilaspaces.com. Alternatively, Members may send a letter requesting for registration of their e-mail addresses, mentioning their name and DP ID & Client ID / folio number, through e-mail at mcstaaahmd@gmail.com.

Scrutinizer: The Company has appointed Mr. Umesh Ved of M/s Umesh Ved & Associates, Practicing Company Secretary as the Scrutinizer to scrutinize the remote e-voting process for Postal Ballot in a fair and transparent manner.

Contact Details: In case of any queries relating to e-voting process, members may refer Frequently Asked Questions (FAQs) and e-voting user manual for members available under the Help Section of www.evoting.nsdl.com. In case of any grievances connected with the facility for voting by electronic means may be addressed to Ms. Pallavi Matre Sr. Manager, National Securities Depository Limited ("NSDL"), TradeWing, 'A' Wing, 4th Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel, MUMBAI - 400 013, or send an email to evoting@nsdl.co.in or call on 022-48867000 or contact M/s. MCS Share Transfer Agent Limited at mcstaaahmd@gmail.com, Tel: 079-26580461/62/63.

Voting Results: The Results of remote e-voting will be declared on or before 07th August 2026. The declared Results, along with the Scrutinizer's Report, will be available forthwith on Company's website www.nilaspaces.com under Investor Segment and e-voting website of National Securities Depository Limited (NSDL - www.evoting.nsdl.com) and on the websites of BSE Limited (BSE - www.bseindia.com) and National Stock Exchange of India Limited (NSE - www.nseindia.com), where the Company's shares are listed.

For, Nila Spaces Limited
 By Order of Board of Directors
 Gopi Dave-Company Secretary

Date: July 06, 2026
 Place: Ahmedabad

PUBLIC NOTICE

NOTICE is hereby given to the public that the process of taking on lease all that piece and parcel of land more particularly described in the Schedule hereunder written ("Land").

All persons, bodies, authorities having or claiming to have any direct or indirect right, objection, demand, share, title, interest and/or benefit in respect of the said Land or any part thereof, by way of sale, transfer, assignment, exchange, ownership, possession, mortgage, sub-mortgage, tenancy, sub-tenancy, license, pre-emption right, encumbrance, charge, lien, business, creditor's claim, contract, trust, easement, gift, inheritance, bequest, maintenance, possession, development rights, right of way, reservation, family arrangement, agreement, its pendens, decree, order of any court of law, partition or otherwise whatsoever, are hereby requested to make the same known in writing along with documentary evidence by Registered Post within 7 (seven) days from the date hereof. If no such claim, objection, or right is received within the stipulated period, then such person(s), if any, shall be deemed to have waived, abandoned, released, and/or relinquished all such claim(s), right(s), and/or interest(s), if any, in the said Land.

THE SCHEDULE HEREIN ABOVE REFERRED TO
 (Description of the Land)

All that piece and parcel of land bearing Survey No. total 29 admeasuring in the aggregate [105.76 acres] situate, lying and being at [VILLAGE: GADHVANA, TA. KUTIYANA, DIST. PORBANDAR, GUJARAT].

Sr. No.	Village	Taluka	District	Owner Name	Survey No.	Hectare	Area in Acres
1	GADHVANA	KUTIYANA	PORBANDAR	ABOTI BHARATBHAI PREMJI BHAJI	06	2.2282	5.50
2	GADHVANA	KUTIYANA	PORBANDAR	VALJI LALJI	206	1.7141	4.23
3	GADHVANA	KUTIYANA	PORBANDAR	HARIJAN MULJIBHAI DUDABHAI	231	1.6193	4.00
4	GADHVANA	KUTIYANA	PORBANDAR	MER DEVJIBHAI GHELABHAI	249	0.9355	2.31
5	GADHVANA	KUTIYANA	PORBANDAR	MER DEVJIBHAI GHELABHAI	268	3.446	8.51
6	GADHVANA	KUTIYANA	PORBANDAR	KARABHAI JETHABHAI	250	1.2145	3.00
7	GADHVANA	KUTIYANA	PORBANDAR	ABOTI SATIBEN RAMJIBHAI	252	1.224	3.02
8	GADHVANA	KUTIYANA	PORBANDAR	ABOTI RAMJIBHAI NAGABHAI	253	0.9715	2.40
9	GADHVANA	KUTIYANA	PORBANDAR	ABOTI SATIBEN RAMJIBHAI	256	0.66	1.63
10	GADHVANA	KUTIYANA	PORBANDAR	PRAVIN VIRA BHOGAYATA	255	1.141	2.82
11	GADHVANA	KUTIYANA	PORBANDAR	MER MANIBEN VEJABHAI, SAVDASBHAI VEJABHAI LAKHAMANBHAI VEJABHAI	272	3	6.82
12	GADHVANA	KUTIYANA	PORBANDAR	ABOTI NARANBHAI RAMBHAJI	273	2.76	4.30
13	GADHVANA	KUTIYANA	PORBANDAR	ABOTI POLABHAI RAMBHAJI	274	1.7408	4.30
14	GADHVANA	KUTIYANA	PORBANDAR	SAKARBEN DUDA THAPALIYA MANJUBEN DUDABHAI RANJIT DUDABHAI	275	1.7402	2.87
15	GADHVANA	KUTIYANA	PORBANDAR	ABOTI JIVANBHAI DEVJIBHAI	277	2.2168	5.48
16	GADHVANA	KUTIYANA	PORBANDAR	MER LAKHAMANBHAI ARAJANBHAI	279	0.6298	1.56
17	GADHVANA	KUTIYANA	PORBANDAR	RAMJIBHAI KANJIBHAI SOLANKI	281	0.8095	2.00
18	GADHVANA	KUTIYANA	PORBANDAR	ABOTI JIVANBHAI DEVJIBHAI	282	1.2058	2.98
19	GADHVANA	KUTIYANA	PORBANDAR	AHIR JAGAMALBHAI BHIMABHAI	283	1.3003	3.21
20	GADHVANA	KUTIYANA	PORBANDAR	OEDARA PARBATBHAI ADHURABHAI	244 p 1	1.1837	2.92
21	GADHVANA	KUTIYANA	PORBANDAR	OEDARA PARBATBHAI ADHURABHAI	242	0.0202	0.05
22	GADHVANA	KUTIYANA	PORBANDAR	ABOTI GOVINDBHAI RAMJIBHAI ABOTI GOMTIBEN GHELABHAI ABOTI RAMIBEN GHELABHAI ABOTI LAKSHMIBEN GHELABHAI ABOTI MANJUBEN GHELABHAI ABOTI KADVIBEN GHELABHAI ABOTI PURIBEN GHELABHAI ABOTI MANSUKHBHAI GHELABHAI ABOTI NARSHIBHAI GHELABHAI	266	0.9119	2.25
23	GADHVANA	KUTIYANA	PORBANDAR	ABOTI GOVINDBHAI RAMJIBHAI ABOTI GOMTIBEN GHELABHAI ABOTI RAMIBEN GHELABHAI ABOTI LAKSHMIBEN GHELABHAI ABOTI MANJUBEN GHELABHAI ABOTI KADVIBEN GHELABHAI ABOTI PURIBEN GHELABHAI ABOTI MANSUKHBHAI GHELABHAI ABOTI NARSHIBHAI GHELABHAI	267	1.4318	3.54
24	GADHVANA	KUTIYANA	PORBANDAR	ABOTI JIVANBHAI DEVJIBHAI SOBHA BEN JIVABHAI, MOHIT JIVANBHAI	269	1.6345	4.04
25	GADHVANA	KUTIYANA	PORBANDAR	ABOTI JIVANBHAI DEVJIBHAI SOBHA BEN JIVABHAI, MOHIT JIVANBHAI	270	1.5999	3.95

Office : 209, 2nd Floor, Madhav Shopping Center, Godadara, Surat. (M) 95371 25862 **R. B. KACHAD (Advocate)**

Aadhar Housing Finance Ltd.
 Corporate Office: Office Nos. 501 & 503, 5th Floor, Lightbridge, Saki Vihar Road, Andheri East, Mumbai Suburban (Dist.), M.H. 400072
 Bhavnagar Branch: No.313, At 3rd Floor, Shopper Plaza, Waghad Road, Bhavnagar - 364002 (Gujarat).
Authorised Officer : Amitkumar Soni, Mobile no. 9913333214

NOTICE FOR SALE OF PROPERTY UNDER PROVISIONS OF SARFAESI ACT, 2002 THROUGH PRIVATE TREATY

Whereas the Authorised Officer of **Aadhar Housing Finance Limited (AHFL)** has taken the Possession of the Secured Asset, u/s 13(4) of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. And whereas the Authorised Officer had earlier issued E auction Notices but failed to attract any successful bidders, and has now decided to sell the Secured Asset given below by way of Private Treaty. The Authorised Officer has received an offer from some interested persons in this regard for purchase of the Secured Asset. The Authorised Officer is hereby giving the Notice to the Borrowers in general, for Sale of the above said property through Private Treaty in terms of rule 8 and 9 of the Security Interest (Enforcement) Rules 2002. The Details of the Account are as follows:

Sr No.	Loan Code No./ Branch	Name of the Borrower/ Co-Borrowers	Demand Notice Date & Amount	Reserve Price (RP)	Total Outstanding Loan Amount As on 04-05-2026	Description of the Secured Asset
1	(Loan Code No. 04110000800/ Bhavnagar Branch)	Sureshbhai Siddharajbhai Ugarejiya (Borrower) Kajalben Sureshbhai Ugarejiya (Co-Borrower)	22-08-2025 & ₹ 4,38,199/-	Rs. 2,30,000/-	₹ 5,28,536/-	All that piece and parcel of the property bearing, GF House No. 3108, Old House No. 2733 Main Bazar Vistar Masjid Street Innder No. 3013 Paliyad Bhavnagar Gujarat - 364002 Boundaries: East: Nurmahmadbhai Juswana House, West: Road, North: Bhikhabhai Laghrabhai Barabi And Barabi Mansurbhai Devshibhai House, South: Masjid Yali Street

This is a **15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002** which is hereby given to the Borrower (s), Co-Borrower (s) and Guarantor (s) that the above described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer, will be sold by way of Private Treaty on "As is where is", "As is what is", and "Whatever there is" basis to recover the amount due to Aadhar Housing Finance Ltd., If the Borrower(s), co-borrower(s) have any buyer who is ready to purchase the secured asset at price above the given reserve price then Borrower(s), Co-borrower(s) must intimate to AHFL one day in advance before **28-07-2026** then AHFL shall give preference to him. If Borrower(s), co-borrower(s) fails to intimate one day in advance before **28-07-2026** the AHFL will proceed with sale of property at above given reserve price.

The property is being sold with all the existing and future encumbrances whether known or unknown to AHFL. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorised Officer/ Secured Creditor in this regard at a later date.

The Date of Sale is fixed for 28-07-2026.

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Place: Gujarat
Date: 08-07-2026

(Authorised Officer)
 For Aadhar Housing Finance Limited

pnb पंजाब नैशनल बैंक Punjab National Bank
 ARMB - VADODARA, Vadodra State Exchange Building, G-Floor, Fortune Tower, Vadodra, E-mail- cs8330@pnb.bank.in

Appendix-IV [See Rule 8(1)] POSSESSION NOTICE (For immovable Property)

Whereas, The undersigned being the Authorized Officer of the **Punjab National Bank, ARMB, Vadodra** 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 a Demand Notice Dated **04.04.2026** and paper publication done on **02.05.2026** calling upon the Borrowers / Guarantor / Mortgagor **Majda Industries Pvt. Ltd. (Borrower), Mr. Virendrasinh Bhikhubhai Vahder (Guarantor), Mr. Virendrasinh Harendrasinh Jajee (Guarantor), Mr. Mahendrasinh Hathisinh Rana (Guarantor/Mortgagor) and Mrs. Shree Swaminarayan Infrastructure Private Limited (Corporate Guarantor)** to repay the amount mentioned in the notice being **Rs. 17,80,58,417.26 (Rupees Seventeen Crores Eighty Lacs Fifty Eight Thousand Four Hundred Seventeen and Twenty Six Paise only)** as on 31.03.2026 with further interest and expenses within 60 days from the date of notice/date of receipt of the said notice.

The Borrowers / Guarantor / Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers / Guarantor / Mortgagor and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this **06.07.2026** for properties mentioned as **A, B1, B2, & B3** and on **03.07.2026** for property mentioned as **B4**

The Borrowers / Guarantor / Mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Punjab National Bank** for an amount **Rs. 18,25,83,603.26 (Rupees Eighteen Crores Twenty Five Lakh Eighty Three Thousand Six Hundred Three and Twenty Six Paise Only)** as on 30.06.2026 and interest plus other charges thereon.

Amount recovered after issuance of 13(2) - NIL

The borrower's attention is invited to provision of sub section (8) of the section 13 of the Act, in respect of time available, to redeem the secured assets.

Part - I (Hypothecation of Movable Properties embedded in Land)

A. 1st exclusive charge by way of Hypothecation of new Plant & machinery and other fixed assets including assets purchased out of bank finance.

Part-II Description of immovable property

B1. Primary Security : All that pieces and parcel of Land bearing Revenue Survey No. 209/P, 210/P, 218/P, 217/P Paikae Industrial Plot No.D-2/CH/55 Admeasuring area 10000 Sq.mtrs in the sim of Vadadia, Dahaj-2 Industrial Estate, Taluka-Vagra, Dist.-Bharuch, Gujarat and bounded as: East: 50 Mtr wide Road, West: Plot No.D-2/CH/76, North: Plot No.D-2/CH/56, South: Plot No.D-2/CH/54. Owned by Majdha Industries Pvt. Ltd.

B2. Collateral Security: All that pieces and parcel of Land bearing Revenue Survey 11/2 paikae Sub Plot No.4. admeasuring 2869.00 Sq. mtrs. situated in the sim of Village: Jolva, Ta: Vagra Dist. Bharuch, Gujarat and bounded as: East: R. S. No. 10, West: R. S. No. 11/2, Sub Plot No. 1, Internal Road, North: Public Way, South: R. S. No. 11/2, Sub Plot No. 3. Owned by Mahendrasinh Hathisinh Rana.

B3. Collateral Security: All that pieces and parcel of Land bearing Old Revenue Survey 239/A, New Survey No. 1217 paiki Plot No. 8 admeasuring 240.00 sq. mtrs. and undivided share of land admeasuring 58.28 sq. mtrs. Totally admeasuring 298.28 sq. mtrs., known as "Maruti Dham" situated in the sim of Village: Haldarva, Ta & Dist. Bharuch, Gujarat and bounded as: East: Old R.S.No. 238, West: 7.5 Mtr Road after Charli Car, North: Old R.S.No. 239-A paiki Plot No. 7, South: Old R.S.No. 239-A paiki Plot No. 9. Owned by Mahendrasinh Hathisinh Rana.

B4. Collateral Security: All that pieces and parcel of an immovable property (Commercial Property Plot situated at Plot No. 1, R.S.No. 164/4/paiki/1/paiki known as "Padam Banquet & Lawn, Swaminarayan gurukul Opp Jamnagar RTPO, Airport Road, Village-Nagheedi, Ta: Jamnagar-361006) consisting of Plot No. 1 admeasuring 15078.71 sq. mtrs. Together with the building constructed thereon of a non-agricultural land bearing Revenue Survey No. 164/4/ paiki-1/ paiki, situated in the sim of Village: Nagheedi, Ta & Dist. Jamnagar, Gujarat and bounded as: East: R.S.No. 187 and thereafter 24.00 Mtr wide D.P. Road, West: R.S.No. 168, North: Remaining part of R.S.No. 164/4/paiki-1/paiki, South: 12 Mtr wide Road. Owned by Shree Swaminarayan Infrastructure Pvt. Ltd.

Date: 08.07.2026 **Place:** Vadodara **Authorised Officer - Punjab National Bank**

Ministry of Finance, Department of Financial Services
 BEFORE THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-II
 4th Floor, Bhikhubhai Chambers, Opp. Deepak Petrol Pump, Ellisbridge, Ahmedabad-380006

FORM NO. 22 (Earlier 62) [Regulation 35 & 36 of DRT Regulations, 2024] [See Rule 52 (1) (2) of the Second Schedule to the Income Tax Act, 1961] READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993
E-AUCTION/SALE NOTICE

THROUGH REGD. AD/DASTI/AFFIXATION/BEAT OF DRUM/PUBLICATION
RP/RC No. 58/2017
O. A. No. 69/2013

Certificate Holder Bank : State Bank of India

Vs.

Certificate Debtors : **Mrs. Labhuben Shardulbhai Khavadi & Ors.**

T.O.
C.D. No. 1 : Mrs. Labhuben Shardulbhai Khavadi, Gundiyavada, Taluka: Sayla, Dist. Surendranagar, Gujarat.
C.D. No. 2 : Mr. Rajabhai Nathabhai Vikma, Dakvadala, Taluka: Chotlia, Dist. Surendranagar, Gujarat.

The aforesaid CDs Nos 1 to 2 have failed to pay the outstanding dues of **Rs. 22,59,915.38 (Rupees Twenty Two Lacs Fifty Nine Thousand Nine Hundred & Fifteen & thirty eight paise only)** as on 11.03.2013 including interest in terms of judgment and decree dated **24.01.2017** passed in **O.A. No. 69/2013** (Less recovery, if any). As per my order dated **16.06**