



NSL/CS/2025/36

Date: 11 September 2025

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: NILASPACE**

**Sub: Newspaper Notice to the Shareholder for Opening Special Window to Lodge Physical Share Transfer**

**Ref: SEBI Circular No. SEBI/HO/MIRRD/MIRSD-PoD/P/CIR/2025/97 dated 02 July 2025**

Please find enclosed copies of the newspaper publication titled "Notice to the Shareholders" with respect to Special Window for re-lodgment of transfer requests of physical shares", published in today's Loksatta Jansatta and Business Standard. The same are also available on the Company's website at [www.nilaspaces.com](http://www.nilaspaces.com).

Thanking you,  
Yours faithfully,  
**For, Nila Spaces Limited**

**Gopi Dave**  
**Company Secretary**

*Encl: a/a*

**Bank of Baroda**  
 Bhesan Branch: At and Post, Bhesan, Via Rander, Dist. Surat, Gujarat 395005. Ph. no.: 0261- 2516052, 8980025719. Email id: bhesan@bankofbaroda.com

**NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)**

**MR. HARSH NAVINCHANDRA PATEL & MRS. DEEPA NAVINCHANDRA PATEL.**  
 Add: 502, 5<sup>th</sup> Floor, R.V.R. Residency, Shikhar Takra Lata Of Vanija Shri, N. Daldiya Shri, Mahidharpara, Surat-395003. Add: 4/4469, Khangad Sheri, Begumpura, Surat-395003.

**Dear Sir / Madam**  
 Sub: Credit facilities with our Bhesan Branch.

1. We refer to our letter No. **BOB/ADV/RATAL/1886215, dated 23-05-2023** conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature & type of Facility	Limit (Amount in Lakh)	Rates of Interest at Present	O/S as on 10/08/2025 + Further interest thereon + other charges if any	Security agreement with brief description of securities
Loan Account No. 30290900101186	Rs.28,21,500/-	8.65% p.a. as per present (RBI Regd) Rate 5.00%, Mark Up of 2.65%, Credit Spread 0.45%, Risk Premium of (0.65%)	Rs.27,95,525.00 (Principal) + Rs. 65,952.83 (Unrealized interest + unapplied interest from (10.05.25 to 08.05.25) + Penal interest & 2% Simple interest + Rs.28,61,477.83 Further interest thereon + and other charges if any	Equitable *Mortgage of property through Memorandum of Entry Dated 26-06-2023. and Instrument of deposit of Title Deed Dated 30-06-2023 vide Reg. No. 6591 in the office of Sub-Registrar, Surat. Property Description:- immovable property bearing Flat No- 502 on 5 <sup>th</sup> Floor Super Built Up admeasuring area 1007.27 Sq.mtrs. i.e. 93.58 Sq.mtrs and Built Up admeasuring area 512.2 Sq.mtrs., along with undivided proportionate share in the land of the residential building known as " R.V.R. Residency " underneath the said building constructed on the land bearing City Survey ward No. 6, Nonth Nos.998-A, 2966-A, 998-B, 2966-B in Vanija Shri of Mahidharpara, City Surat, Sub-Dist. Surat City. Property Surrounded By-East - Property Nonth No.999, West - Property Nonth No.997, North- R/W, South:-Gali.
<b>Total</b>	<b>Rs.28,21,500/-</b>		<b>Rs.28,61,477.83 + further interest thereon and charges thereon</b>	

**Security Agreement with brief description of securities:**  
 All that piece and parcel of the immovable property bearing Flat No:- 502 on 5<sup>th</sup> Floor its Super Built Up admeasuring area 1007.27 Sq. Feet i.e. 93.58 Sq.mtrs and Built Up admeasuring area 512.2 Sq.mtrs., along with undivided proportionate share in the land of the residential building known as " R.V.R. Residency " underneath the said building constructed on the land bearing City Survey ward No. 6, Nonth Nos.998-A, 2966-A, 998-B, 2966-B in Vanija Shri of Mahidharpara, City Surat, Sub-Dist. Surat City. Property Surrounded By-East - Property Nonth No.999, West - Property Nonth No.997, North- R/W, South:-Gali.

1. In the Document of Loan Agreement for housing loan, you have acknowledged your liability to the bank to the tune of Rs.28,21,500/- as on date 23-05-2023. The outstanding stated above include further drawings and interest up to 10/08/2025. Other charges debited to the account are Rs. Nil. 2. As you are aware, you have committed defaults in payment of interest on above loans/outstanding for the quarter ended 30.06.2025. You have also defaulted in payment of instalments of term loan/demand loans which have fallen due for payment on 10-05-2025 and thereafter. 3. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 08-08-2025 (mention date of classification as NPA) in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon. 4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **Rs.28,61,477.83 (Rupees Twenty Eight Lacs Sixty One Thousand Four Hundred Seven Seven and paise Eighty Three Only)** as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. 5. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full. 6. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act. 7. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any times before the date of publication of notice for public auction/inviting quotation /tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. 8. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

**Date : 19.08.2025 | Place : Surat | Authorized Officer, Bank of Baroda, Bhesan Branch.**

**SREI**  
**Srei Equipment Finance Limited**  
 CIN: U70101WB2006PLC109898  
 Registered Office: "Viswakarma", 86C Topsis Road (South), Kolkata - 700046  
 Head Office: Plot No. Y-10, Block EP, Sector-V, Salt Lake City, Kolkata - 700091  
 Email: sef@srei.com; Website: www.srei.com

**PUBLIC NOTICE**  
 W.e.f September 01, 2025 the Ahmedabad Branch of Srei located earlier at Vaspuja Smruti Co-operative Housing Society Ltd, Part-3, Office No-404, 4th Floor, Surmont Tower, Opp. Iscon Temple, SG Highway Satellite, Ahmedabad - 380015, Gujarat has shifted to: 104, 1st Floor, Maurya Atria, Opp. Kalji Apartment, Opp. ATITHI Dinning Hall Lane, Ahmedabad - 380015, Gujarat. Contact Person: Jitendra Bhasin @ 9099063511

**IDBI BANK**  
 IDBI Bank Ltd, NPA Management Group, 7 th Floor, IDBI Tower, WTC Complex, Cuffe Parade, Mumbai-400005.

**MANINAGAR BRANCH**  
 This is to inform you that the locker holder of your Maninagar Branch relating to the following locker accounts have failed and neglected to pay the prescribed locker rent for a long time in spite of our various notices and demands made to them. As per the Terms and conditions agreed to by the locker holder, the bank will be at liberty to break open the said lockers in event of non-payment of rent. Accordingly, it is proposed to break open the said locker tentatively on 10.12.2025 by serving the formalities and the respective locker holders are advised to approach the branch before the due date and settle the dues to avoid action. The charges for break open would be borne by the renters and the bank reserves the right to take legal action for recovery of the same along with rent arrears/other charges etc.

Sno.	Locker No	Due From	Name and Address
1.	G6/404	01.04.2022	MS. KAVITHA A. NAMBIAR C 47 MIRAPARK PART 2 KHODIYAR NAGAR, NARAYAN NAGAR KHODIYAR NAGAR POST OFFICE, AHMEDABAD, Pin Code-380001, GUJARAT

**Date: 10.09.2025, Place: Ahmedabad | Authorized Signatory**

**Punjab & Sind Bank**  
 (A Govt. of India Undertaking)  
 Where service is a way of life

**Nadiad Branch (N1549) :** Ground Floor, The Arc Complex, Near LIC Office, Paras Circle, Nadiad, Ph. 0268-2551300. E-mail: N1549@psb.co.in

**POSSESSION NOTICE (For Immovable Property)**  
 Whereas the undersigned being the authorized officer of the Punjab & Sind Bank 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) Read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 28.05.2025 calling upon the Borrower Sh. Vijay Jesinghbhai Thakor S/o. Jesinghbhai Lalabhai Thakor (Borrower/Mortgagor), Smt. Gitaben Jesinghbhai Thakor W/o Jesinghbhai Lalabhai Thakor (Co-Borrower/Mortgagor) and Sh. Ritesh Kamleshbhai Patel S/o Kamlesh Bhalalabhai Patel (Guarantor) to repay the amount mentioned in the Notice being of Rs. 14,89,769.71 (Rupees Fourteen Lakh Eighty Nine Thousand Seven Hundred Sixty Nine and Seventy One Paise Only) and interest thereon along with Litigation expenses 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 under Sub Section (4) of Section 13 of the Act Read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this 10th day of September of the year 2025.

The Borrower 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 & Sind Bank for an amount Rs. 14,89,769.71 (Rupees Fourteen Lakh Eighty Nine Thousand Seven Hundred Sixty Nine and Seventy One Paise Only) and interest thereon along with litigation expenses.

The Borrower'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.

**Description of the Immovable Property**  
 Immovable Property bearing Residential House, Plot No.23, Sant Plaza, Salun Talpad, Block/ Survey No. 884, Tahsil Nadiad, District- Kheda, Gujarat- 387360. Bounded: North: Approach Road of Society, West : Plot No. 24, South: After Margin, Survey No. 887, East: Plot No.22

**Date : 09.09.2025, Place : Nadiad | Sd/- Authorized Officer, Punjab & Sind Bank**

**Union Bank of India**  
 Katargam Branch (24571) - Narmada Complex, Ashwini Kumar Road, Fulpada, Katargam, Near GIDC, Surat - 395008 | Contact : +91 91375 24571 Email : ubin0824577@unionbankofindia.bank

**POSSESSION NOTICE (Rule - 8(1))**  
 Whereas, the undersigned being the Authorized Officer of the Union Bank of India 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) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 19/05/2025 calling upon the Borrower /Guarantor /Mortgagor namely, **Mr. Vasani Mayurkumar Ghanshyambhai (Borrower)** to repay the amount mentioned in the notice being of Rs. 28,70,551.45 (Rupees Twenty Eight Lakh Seventy Thousand Five Hundred Fifty One and Forty Five Paise only) with interest within 60 days from the date of receipt of the said notice.

The Borrower/Guarantor/Mortgagor having failed to repay the full amount, notice is hereby given to the Borrower/Guarantor/Mortgagor 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 the Act read with rule 8 of the Security Interest Enforcement Rules, 2002 on this 10<sup>th</sup> day of September of the year 2025.

The Borrower/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 Union Bank of India, Katargam Branch for an amount Rs. 28,70,551.45 (Rupees Twenty Eight Lakh Seventy Thousand Five Hundred Fifty One and Forty Five Paise only) as on 30/04/2025 in the said account together with costs and interest as aforesaid.

The Borrowers/Guarantor's/Mortgagor's attention is invited to the provision of sub section (8) of the 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. 400 of C-Type admeasuring 86.43 sq. mtrs (As per passing Plan Plot No. 246 admeasuring 93.51 sq. mtrs) of the said society known as "Suryadarshan Silent City" along with undivided proportionate share in the common Roads & COP of the said society of the and bearing Block No. 285, Revenue Survey No. 299, 300, 302/palke of Moje Village : Kamrej, Taluka : Kamrej, District : Surat. Owned By : Mr. Mayurkumar Ghanshyambhai Vasani.

**Date : 10/09/2025 | Place : Kamrej, Surat | Authorized Officer, Union Bank Of India,**

**STATE BANK OF INDIA**  
 Home Loan Centre Valsad (Code 64147), Shop No UG 1 to UG 5 U12 to U15, G.F. Sai Leela Mall, Dharmapur Rd., VALSAD-396 001. Email: sbi.64147@sbi.co.in

**Notice u/s 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**  
**Dear Sir(s), Mrs. Rashi Vimalbhai Patel, (i) Flat no. C-404, 4th Floor, (DMC House No.15-32/c/2/4th-4), "ROYAL HEIGHTS", Mr. Supreme Apartment, Village-Dunetha, Nani Daman, U.T. of daman diu & DNH. Pin-396210; (ii) 13/377, Mahayvanshi Kathriya, Nani Daman, Daman- Pin-396210; (iii) M/S Vrutti Engineering, 13/377, Mahayvanshi Faliya, Kathriya, Daman- Pin-396210. Aailed Credit Facilities from SBI Somnath IE Branch (6229). The Credit facilities are secured by mortgage of the following assets.**

**Description of Property**  
 All That Piece and Parcel of Immovable Property Residential Flat no. 404 Bearing House No.15-32/C/2/4th -4 Admeasuring About 104.00 Sq.Ft Super Built Up Area Situated on The Fourth Floor Of The Building (Parking Space No.12) Known As "Royal Heights-C" Constructed On The N.A.Land Bearing Survey No.523/5-Admeasuring 2300.00 Sq.mtrs, Situated At Village: Dunetha, Nani Daman, Daman. Within The Jurisdiction Of Daman Municipal Council Area, Sub-District Of Daman And Is Bounded As Under: North - By open to Sky, South - By Flat no. 403, East - By passage, West - By open to Sky.

You created mortgage of the above property, as you failed to adhere to the terms of the sanction (1) Home Loan A/c 41230836741, (2) Insta Home Top up Loan A/C 42465814645 & (3) Suraksha Loan A/c 41457666500 the accounts are now irregular and the bank has been classified as Non-performing asset on 27/08/2025, in accordance with the directives/guidelines relating to asset classification issued by the Reserve Bank of India consequent to the default committed by you in repayment of principal debt and interest thereon. Therefore, the bank hereby calls upon you/s 13(2) of the SARFAESI Act, 2002 by issuing this Demand Notice dated 28/08/2025 as the notice sent to above mentioned address also. Your outstanding liabilities (in aggregate) due and owing to the bank is sum of Rs. 19,96,257.40 (Rupees Nineteen Lakh Ninety Six Thousand Two Hundred Fifty Seven and Paise Forty Only) as on 28/08/2025, plus an applied interest w.e.f. 29/08/2025 and unrealized interest with further interest and incidental expenses, costs etc. You are also liable to pay future interest at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges, etc within 60 days from the date of this notice falling which the undersigned may be constrained to initiate action under the said act to enforce the aforesaid securities.

**Date : 28/08/2025 | Sd/- Authorized Officer & Chief Manager, State Bank of India, Home Loan Centre, Valsad.**

**DEBTS RECOVERY TRIBUNAL-I**  
 (Ministry of Finance, Government of India)  
 2nd Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Paldi, Ashram Road, Ahmedabad - 380006  
 (Established u/s. 3 of the Recovery of Debts due to Banks & Financial Institutions Act, 1993 for the area comprising Districts of Ahmedabad, Gandhinagar, Mehsana, Patan, Sabarkantha (Himmat Nagar), Banskanthia (Palanpur) of Gujarat State w.e.f. 1st June, 2007.)

Outward No. 640/2025 O. A. No. 99/2023 Exh. No. 09

**CANARA BANK** ..... Applicant  
 Versus  
**M/S. PARTH FASHION & ORS.** ..... Defendant

**PUBLIC SUMMONS**

To,  
 (1) **MISPARTH FASHION**  
 P-54, MANIHAR NAGAR, OPP.SATADHAR SOCIETY, N.H.NO.8, BAPUNAGAR, AHMEDABAD-382400.  
 (2) **MR. ATULBHAI RANCHOBHAI RATHOD**  
 B-55 SARDAR PATEL MALL PART-2, NR.DIAMOND MILL, NIKOLGAM ROAD, NIKOL, AHMEDABAD-380024.

1. Whereas the above named Applicant/Appellant has filed the above referred application/appeal in this Tribunal.  
 2. Whereas the service of Summons could not be affected in the ordinary manner and whereas the application for substituted service has been allowed by this Tribunal.  
 3. You are directed to appear before this Tribunal in person or through an Advocate and file Written Statement/s on 15-09-2025 at 10.30 A.M. and show cause as to why reliefs prayed for should not be granted.  
 4. Take Notice that, in default of, the Application/Appeal shall be heard and decided in your absence.

Given under my hand and seal of this Tribunal on (S J VAGHELA) Assit. Registrar DRT-I, Ahmedabad

**PROTECTING INVESTING FINANCING ADVISING**  
**Aditya Birla Housing Finance Ltd.**  
 Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266  
 Branch Office: Aditya Birla Housing Finance Limited, 3rd Floor, Office No. 203 to 211, Milestone Fiesta, near TGB Circle, L.P. Savani Road, Adajan, Surat-395009

**Sale Notice**  
**[Rule 9(1) of Security Interest (Enforcement) Rules 2002]**  
**SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. ("SARFAESI ACT")**

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "ABHFL") has taken the physical possession of the immovable property being "All That Piece And Parcel Of Immovable Property Bearing Flat No. A-802 On The 8th Floor Admeasuring 1246 Sq. Feet Of The Society Known As "Sahajanand Harmony Constructed On Land Bearing R.S. No. 133/1/1, Block No. 158 Situated At Moje Village Kosmada, City Of Surat And Bounded As: North: Adj. Block No. 152 (Rev Block No. 181) South: Adj. Block No. 194 (Rev Block No. 156) East: Adj. Block No. 150 (Rev Block No. 159) West: Adj. Kosmada Gam Road" (hereinafter referred to as "Secured Asset") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act, 2002") which stood secured in favor of ABHFL towards financial facility, its outstanding dues of INR 49,65,146.51/- (Rupees Forty Nine Lacs Sixty Five Thousand One Hundred Forty Six and Fifty One Paise Only) as on 10-01-2023 and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers RAJESH VALLABH MALANI, MALANI, TAL MALANI (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auction/auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the above mentioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to the aforesaid Secured Asset by Private Treaty in terms of Rule 8 & 9 of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATSOEVER THERE IS BASIS" on or after 03-10-2025, for recovery of INR 49,65,146.51/- (Rupees Forty Nine Lacs Sixty Five Thousand One Hundred Forty Six and Fifty One Paise Only) as on 10-01-2023 due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at INR 11,00,000/- (Rupees Eleven Lacs Only).

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

**Date: 11-09-2025 | Authorized Officer | Place: SURAT | Aditya Birla Housing Finance Limited**

**Bank of Baroda**  
 Sagrapura Branch: Nr. Putli Navsari Bazar Surat, 395002. Ph: 89800 26669. EMAIL: sagram@bankofbaroda.co.in

**ANNEXURE D NOTICE TO GUARANTOR (Under Sub-section (2) Of Section 13 Of The Sarfaesi Act, 2002)**

**Mrs. Vilasben Kalubhai Satani (Guarantor)**  
 Add: Plot No. 7, Sukh Mandir Row House, Laskana to Kholwad Road, Kholwad, Kamrej, Surat-394190, Mo. No. 81605 98669

**Dear Sir/Madam,**  
 Sub: Notice to Guarantor under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 regarding your guarantee for credit facility granted to Mrs. Zinalben Bhavesh Palsana (Borrower)

1. As you are aware, you have by a guarantee agreement dated 07/08/2023 guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to us by Mrs. Zinalben Bhavesh Palsana (Borrower) for term Credit facility limit of 19,08,000/- (Housing Loan) with interest thereon more particularly set out in the said guarantee document. To secure the guarantee obligation you have also provided following securities to us -Letter of Guarantee LD03 33, Dated, 07/08/2023. 2. We have to inform you that the borrowers has committed defaults in payment of her liabilities as and consequently her account has been classified as non-performing asset. A copy of the notice dated 14/07/2025 under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the borrowers is enclosed. Since the borrowers have committed defaults, in terms of the guarantee you have become liable to pay to us the outstanding amount of Term Loan of Rs. 20,38,096.01/- as on 14/07/2025+ unapplied interest there on and legal & other charges and we hereby invoke the guarantee and call upon you all to pay the said amount jointly and severally within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in para 1 of this notice dated 14/07/2025 served on the borrowers (copy enclosed). 3. We further wish to inform you that in regard to the security provided by you to secure your guarantee obligations for the due repayment of the loans and advances by the borrowers, this notice of 60 days may please be treated as notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give notice to you all that falling payment of the above amount with interest up to the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. 4. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. 5. We further invite your attention to sub-section (13) of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act. 6. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, in the right to make further demands in respect of sums owing to us.

**Date : 14.07.2025 | Place : Surat | Authorized Officer, Bank of Baroda, Sagrapura Branch.**

**DEBTS RECOVERY TRIBUNAL-II**  
 (Government of India, Ministry of Finance)  
 3<sup>rd</sup> Floor, Bhikhubhai Chamber, Nr. Kochrab Ashram Paldi, AHMEDABAD, Gujarat

RP/R/C No.: 337/2021 OA No.: 336/2017  
 Certificate Holder Bank: Bank of Baroda

**Vs.**  
 Certificate Debtors: M/S Orbit Developers & Ors

**C.D.No.1: M/s Orbit Developers, (a partnership firm) 2nd Floor, Vrajwadi Society, Jetalpur Society, Vadodra - 390007, Gujarat.**  
**C.D.No.2: Mr. Jasbir Singh Dhillon (Partner of M/s Orbit Developers), 7A, Vithal Baug Society, Manjalpur, Vadodra - 390007, Gujarat.**  
**C.D.No.3: Ms. Neelam Jasbir Singh Dhillon (Partner of M/s Orbit Developers), 7A, Vithal Baug Society, Manjalpur, Vadodra - 390007, Gujarat.**  
**C.D.No.4: Mr. Ramanbhai Dahyabhai Patel (Deceased) (Partner of M/s Orbit Developers), 12-A, Sitabaug Society, Manjalpur, Vadodra - 390007, Gujarat.**  
**C.D.No.4.1: Smt. Ritaben Ramanbhai Patel W/o Ramanbhai Dahyabhai Patel**  
**C.D.No.4.2: Ms. Shivani Ramanbhai Patel D/o Ramanbhai Dahyabhai Patel**  
**C.D.No.4.3: Ms. Aakruti Ramanbhai Patel D/o Ramanbhai Dahyabhai Patel (1, 4 to 4.3 are residing at: 12-A, Sitabaug Society, Manjalpur, Vadodra - 390011)**  
**C.D.No.4.4: Smt. Vidhyabai Dahyabhai Patel, M/o Ramanbhai Dahyabhai Patel, R/o: Village-Dharampuri, Tal: Dabhoi, Dist. Vadodra.**  
**C.D.No.5: Mrs. Ritaben Ramanbhai Patel (Partner of M/s Orbit Developers), 12-A, Sitabaug Society, Manjalpur, Vadodra - 390007, Gujarat.**

In compliance with the order dt. 25.08.2025 issued by Hon'ble RO - I, DRT - II, Ahmedabad, it is hereby notified that the inventory of immovable properties taken possession at the premises of M/s Orbit Developers & Ors., comprising 95 flats located on various floors of Towers F, G, H, and I, constructed as Phase I on land admeasuring 7698 sq. mtrs. in the project Posh Pavilion, B/h Samanvay Status, Atladra-Padra State Highway, Village Bil, Taluka & District Vadodra, on 23rd June 2025 by Shri Nitesh Kumar, Court Commissioner, is still lying unclaimed in the below listed flats.

**Tower - I Flats - 102, 103, 201, 303, 801- Tower - H Flats - 101, 102, 202, 204 Tower - G Flats - 101, 104, 201, 202, 203, 204, 802- Tower - F Flats - 201, 702**

All CDs/concerned parties/claimants are hereby called upon to claim their belongings/inventory within 15 (fifteen) days from the date of this publication by producing valid proof of ownership (original bill/receipt of the claimed goods).  
 Afterwards no claim will be accepted.  
 Claimants are advised to contact Mr. Nitesh Kumar, Bank of Baroda, ZOSAR Branch, 4<sup>th</sup> Floor, Suraj Plaza - 3, Sayajigunj, Vadodra. Contact no. - 0256 - 2360022  
 Court Commissioner (C.H Bank)

**NILA SPACES LIMITED**  
 (CIN : L45100GJ2000PLC083204)  
 Registered Office: 1st Floor, Samhah Road, Opp. Chief Justice's Bungalow, Botadkav, Ahmedabad - 380 015.  
 Phone: + 91 79 4003 8817/18 Fax: + 91 79301 26371  
 Email: secretarial@nilaspaces.com Website: www.nilaspaces.com

**NOTICE TO THE SHAREHOLDERS**

SEBI has permitted opening of a special window to facilitate re-lodgement of transfer requests of physical shares lodged prior to the deadline of 01 April 2019 and rejected / returned due to deficiency in the documents. The shareholders are requested to refer SEBI Circular No. SEBI/HO/MIRDR/MISD-PoP/IR/2015/97 dated 02 July 2025, for detailed information. As per the said circular only those shareholders whose transfer deeds were rejected / returned due to deficiency in documents, are permitted to re-lodge their transfer requests. The re-lodgement can be made only upto 06 January 2026 by submitting original transfer documents, along with corrected or missing details to the RTA of the Company MCS Share Transfer Agent Limited at its office address 201, 2nd Floor, Shatdhal Complex, Opp: Bata Show Room, Ashram Road, Ahmedabad - 380009. Helpline Number + 91 79-26580461/62; Email: mcsstaahd@gmail.com; secretarial@nilaspaces.com. The shares that are re-lodged for transfer shall be issued only in the demate mode. For any clarification or guidance, the shareholders can contact the above referred contact details.

Date: 10-09-2025  
 Place: Ahmedabad  
 For Nilas Spaces Limited  
 Gopi Dave  
 Company Secretary

**Bank of Baroda**  
 Sagrapura Branch: Nr. Putli Navsari Bazar Surat, 395002. Ph: 89800 26669. EMAIL: sagram@bankofbaroda.co.in

**NOTICE TO BORROWER (UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)**

**Mrs. Zinalben Bhavesh Palsana (Borrower)**  
 Add: B-303, Shiv Pujan Res., Opp. Silicon Residency, Yogi Chowk, Surat-395010  
 Property Add: Plot No. 49, Sukh Mandir Row House, Laskana to Kholwad Road, Kholwad, Kamrej, Surat-394190, Mo. No. 9510340954

**Dear Sir / Madam**  
 Sub: Notice to borrower under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. Account of Mrs. Zinalben Bhavesh Palsana (Borrower) Credit facilities with our Sagrapura Branch, Surat.

1. We refer to our sanction letter No. Retail-0002018263-LMS, Dt. 03-08-2023 conveying sanction of credit facility and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities/ies after providing security for the same, as hereinafter stated. The present outstanding in the credit facilities and the security interest created for such liabilities are as under:

Nature & type of Facility	Limit Rs.	Rates of Interest	Outstanding (Contractual Dues) as on date of notice (including interest up to date of notice)
Housing Loan Account No. 0260600003389	Rs. 19,08,000/-	9.50% p.a. with Monthly Rest	O/s as on 14-07-2025 Rs. 18,88,440.00/- Unrealized interest charges Rs. 8,853.41/- Un applied interest upto 14/07/2025 (inclusive of interest up to 12/07/2025) Rs. 20,38,096.01/- plus unapplied interest there on and legal & other charges

**Security Agreement with brief description of securities:**  
 All that piece and parcel of the immovable property bearing Plot No.42 (As Per Site New Plot No.49), admeasuring 48.95 sq.mtrs., alongwith Ground Floor Construction area admeasuring 48.95 sq.mtrs., togetherwith undivided proportionate share admeasuring 30.50 sq.mtrs. in road & C.O.P. of "Sukh Mandir Row House" situated on the land bearing City Survey No.129, Block No.159, Village: Kholwad, Taluka: Kamrej, Tal. Scheme No.48 (Kholwad), Final Plot No.85 admeasuring 6554 sq.mtrs. of Village: Kholwad, Taluka: Kamrej, Dist. Surat Belonging to: Mrs. Zinalben Bhavesh Palsana. Boundaries:- East: Road West: Plot No.36 North: Plot No.48 South: Plot No.50 Security Interest Id: 400073605308

The above mentioned immovable property has been mortgaged in favour of Bank of Baroda, Sagrapura Branch Surat through "Instrument relating to deposit of title deeds" dated 15/09/2023 which was duly registered with SRO-Surat City, vide S. No. 22518/2023 for securing the above said credit facility.

You are also liable to pay further contractual rate of interest on the above amount from 15/07/2025 till realization. Since entire amount is overdue, you are also liable to pay penal interest @ 2% p.a. (simple interest).

2. As you are aware, you have committed defaults in payment of interest/instalments of an above loan/outstanding which have fallen due for payment on month ended August 2024 and thereafter. 3. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on 08/11/2024 in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon. 4. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by security mentioned in para 1 above, and classification of your accounts as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating to Rs. 20,38,096.01/- as on 14/07/2025+ unapplied interest there on and legal & other charges as stated in para 1 above, within 60 days from the date of receipt of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note. 5. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full. 6. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act. 7. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available. 8. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

**Date : 14.07.2025 | Place : Surat | Authorized Officer, Bank of Baroda, Sagrapura Branch.**

**IIFL FINANCE**  
 CIN: L67100MH1995PLC093797  
 Regd. Office: IIFL House, Sun Infotech Park, Road No. 16V, Plot No.B-23, Thane Industrial Area, Wagle Estate, Thane - 400604  
 Tel: (91-22) 41035000 + Fax: (91-22) 25806654  
 E-mail: reach@iifl.com Website: www.iifl.com

**PUBLIC NOTICE OF E-AUCTION OF GOLD ORNAMENTS**

It is hereby notified to all concerned borrower(s) in specific and the public, in general, that we, IIFL Finance Limited ("IIFL") are auctioning gold ornaments of defaulted customers who neither regularized their loans nor paid the outstanding amount despite being informed through registered auction notices and repeated reminders. Public auction of the gold ornaments pledged in the following loan accounts will be conducted online through E-Procurement Technologies Limited on their online auction platform https://egold.auctiontiger.net on 16.09.2025 between 02.00 PM to

