

21st November, 2025

BSE Limited
Listing Dept. / Dept. of Corporate Services,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai - 400 001.

Security Code : 539301
Security ID : ARVSMART

National Stock Exchange of India Ltd.
Listing Dept., Exchange Plaza, 5th Floor,
Plot No. C/1, G. Block,
Bandra-Kurla Complex,
Bandra (E),
Mumbai - 400 051.

Symbol : ARVSMART

Dear Sir / Madam,

Sub: Submission under Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations").

Pursuant to Regulation 47 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith the copies of the newspaper advertisement published on 21st November, 2025 in the Financial Express (In English - All India edition and in Gujarati - Ahmedabad Edition) in respect of opening of a Special Window for re-lodgment of transfer requests of physical shares in accordance with SEBI Circular No. SEBI/HO/MIRSD/MIRSDPoD/P/CIR/2025/97 dated 2nd July, 2025.

This is for your information and records.

Thanking you,
Yours faithfully,
For Arvind SmartSpaces Limited

Prakash Makwana
Company Secretary

Encl.: As above



ARVIND SMARTSPACES LIMITED

CIN: L45201GJ2008PLC055771

Regd. Off: 24, Government Servant's Society, Near Municipal Market, Off. C. G. Road, Navrangpura, Ahmedabad-380009.
Tel: +91 7968267000, Email: investor@arvindinfra.com Website: www.arvindsmartspaces.com

NOTICE WITH RESPECT TO OPENING OF SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUESTS OF PHYSICAL SHARES

Pursuant to the Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2nd July, 2025 issued by the Securities and Exchange Board of India ('SEBI'), the shareholders are hereby informed that a special window has been opened for a period of six months from 7th July, 2025 till 6th January, 2026 to facilitate re-lodgment of transfer deeds, which were lodged prior to the deadline of 1st April, 2019 and were rejected / returned / not attended, due to deficiency in the documents or process or otherwise. Kindly note that the equity shares that are re-lodged for transfer shall be issued only in dematerialised form.

Eligible shareholders may submit their requests along with the requisite documents to MUFG Intime India Private Limited, the Registrar and Share Transfer Agent ('RTA') of the Company within the stipulated period at the address given below:-

MUFG Intime India Private Limited
Address - 5th floor, 506 to 508, Amarnath Business Centre - 1 (ABC-1), Beside Gala Business Centre, Nr. St. Xavier's College Corner, Off CG Road, Ellisbridge, Ahmedabad 380006, Gujarat, India.
Email: ahmedabad@in.mpmfsmufg.com
Tel: 079-2646 5179

Place: Ahmedabad
Date: 20th November, 2025

For Arvind SmartSpaces Limited
Sd/-
Prakash Makwana
Company Secretary



THE ANUP ENGINEERING LIMITED

CIN: L29306GJ2017PLC009085

Regd. Office: Behind 66 KV Elec. Sub Station, Odhav Road, Ahmedabad-382415

Website: www.anupengg.com Email: cs@anupengg.com
Ph.: +91-79-4025 8900 Investor connect: +91 -79 4025 8920

NOTICE WITH RESPECT TO SPECIAL WINDOW FOR RE-LODGE OF TRANSFER REQUESTS OF PHYSICAL SHARES

Pursuant to the Circular No. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2nd July 2025 issued by the Securities and Exchange Board of India ('SEBI') the shareholders are hereby informed that a special window has been opened for a period of six months from 7th July 2025 till 6th January 2026 to facilitate re-lodgment of transfer deeds, which are lodged prior to the deadline of 1st April 2019 and were rejected / returned / not attended to due to deficiency in the documents or process or otherwise. Kindly note that during this period, equity shares that are re-lodged for transfer shall be issued only in dematerialised form.

Eligible shareholders may submit their requests along with the requisite documents to MUFG Intime India Private Limited, the Registrar and Share Transfer Agent ('RTA') of the Company within the stipulated period at the address given below :-

MUFG Intime India Private Limited
Address - 5th floor, 506 to 508, Amarnath Business Centre - 1 (ABC-1), Beside Gala Business Centre, Nr. St. Xavier's College Corner, Off CG Road, Ellisbridge, Ahmedabad 380006, Gujarat, India.
Email: ahmedabad@in.mpmfsmufg.com
Tel: 079 - 2646 5179

Place: Ahmedabad
Date: 20th November, 2025

For The Anup Engineering Limited
Lay Desai
Company Secretary

Registered Office: 19-A Dhuleshwar Garden, Jaipur, Rajasthan, India, 302001.
Website: www.aubank.in

LOAN AGAINST GOLD - AUCTION NOTICE ON "AS IS WHERE IS" BASIS

The below mentioned borrower(s) have been issued notices to pay their outstanding amounts towards the loan against gold facilities available from AU Small Finance Bank Limited ('Bank'). Since the borrower(s) have failed to repay their dues, we are constrained to conduct an auction of pledged gold items/articles on 22 December 2025 between 11:30 AM - 3:00 PM (Tina) at below mentioned branches according to the mode specified therein. In the case of deceased borrowers, all conditions will be applicable to legal heirs. Please note that in the event of failure of the above auction, the bank reserves its right to conduct another auction without prior intimation.

E-Auction Branch Details (E-auction will be conducted by using Weblink - https://gold.saml.in)

ANAND - NEAR TOWN HALL - 25660000719104/DEHGAH - 25660000738292	25660000225303
25660000212227/SURAT - KATARGAM - 25660001048758/DHANSURA - 25660000177782	
25660000746472/JAMNAGAR - LAI BUNGLOW ROAD - 256600023844	25660000104780
256600001168719	256600002296337/HIMMATNAGAR MEL - 25660001093912
25660000675205/SHAHERA - 25660000208985	25660000213585/SHARUCH - SHEVASHRAM ROAD - 25660001018775
256600000895080	256600000615199
256600000661921	
256600000929138/GANDHINAGAR - 25660000775696/ANKLESHWAR - 25660000106045	
25660000185396	256600000226591/MODASA - 25660000082051/PIPLOD - 25660000208705/KARJAN - 2566000108610/DHOLKA - 25660000221199/DEVDHAM BARKA - 25660000107557/PALANPUR - 25660000094900
25660000094900	25660000045662/SURAT - ADAJAN - 25660000090914
25660000971747/MEGHRAJ - 25660000204783	25660000216650/CHIKHALI-KHERGAM ROAD - 25660000179748/TARAPUR - 25660000178480/BORSAD - ANAND CHOWKI - 25660000202826/BAYAD - 25660000170275
25660000550240	25660000186795/TALOD - 256600000185396
256600000226591/MODASA - 25660000082051/PIPLOD - 25660000208705/KARJAN - 2566000108610/DHOLKA - 25660000221199/DEVDHAM BARKA - 25660000107557/PALANPUR - 25660000094900	25660000095934/LAKUNAVA - 25660000169187/LIMBIDI - 256600000949220
25660000089453/BARODA - ALKAPURA - 256600001075336/NARODA - 256600001067982	

Note: The auction is subject to certain terms and conditions mentioned in the bid form, which is made available before the commencement of auction.

Sd/-
Manager
AU Small Finance Bank Limited

IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)
CIN : L65110TN2014PLC097792

Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.
Authorized Officer - Pragati Tejani | Contact Number- 8866656299
Authorized Officer - Mr. Chinmay Acharya | Contact Number- 9574448844

NOTICE OF LAST OPPORTUNITY TO COLLECT OF INVENTORY ITEMS

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the property bearing **All That Piece & Parcel Of Immovable Property, Bearing Shop No. 1006 On The 1st Floor Admeasuring 16.50 Sq. Mtrs., Along With 4.5 Sq. Mtrs., Undivided Share In The Land Of "Anupam Textile Market" Situate At City Survey No. 1592 And 1593, Town Planning Scheme No. 8 (Umarwada), Final Plot No. 151 Paiki And 152 Paiki Of Moje: Village Umarwada, B/H., Surat Textiles Market, Ring Road, Umarwada, City Of Surat** mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of IDFC First Bank Limited, and sold on "As is where is", "As is what is", and "Whatever there is" on 28th October, 2022, for recovery of INR 30,31,601.42/- due to the IDFC First Bank Limited from 1) Rakesh Kumar Singh, 2) Pooja Fashion & 3) Pujakumar Rakesh Kumar Singh. By this notice borrowers & co-borrowers are given a last and final intimation for collecting the inventory items lying in the said property within 7 (Seven) days of the publication of this notice, else the Bank shall have the right to sale the inventory items and shall retain the amount received from sale proceeds against the loss on sale/expenses incurred/ to be incurred in handling, managing, selling of the inventory items or in any of the expenses directly or indirectly incurred / to be incurred in relation to the said inventory items, also adjust the sale proceeds against the loss on sale of the mortgaged property.

Sd/-
Authorized Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

पंजाब नैशनल बैंक | **punjab national bank**
(No name you can BANK upon)

Branch : Centre Point, Nr. Madressa School, Golwad, Station Road, Navsari, Gujarat - 396445.

POSSESSION NOTICE (For Immovable Property)

THE SECURITY INTEREST ENFORCEMENT RULES 2002 RULE 8 (1)

Whereas, The undersigned being the Authorized Officer of the **Punjab National Bank, Golwad Branch, Navsari** 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 **16.01.2024** calling upon the **Mayurbhai Kantilal Shah** to repay the amount mentioned in the notice being **Rs. 1,71,186.34 (Rupees One lakh Seventy one thousand One Hundred Eighty Six and Paise Thirty Four Only)** with interest 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/her under Sub-Section (4) of Section 13 of Act read with rule 8 of the security interest Enforcement Rules 2002 on this **20th day November of the year 2025**.

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 **Punjab National Bank, Golwad Branch, Navsari** for an amount of **Rs. 1,71,186.34 (Rupees One lakh Seventy one thousand One Hundred Eighty Six and Paise Thirty Four Only)** as on 31.12.2023 and interest thereon plus charge if any.

"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

Primary Security : Flat No. B-14, Jaishali Apartment, 1st Floor, Nagtalavdi, Navsari, Tal. & Dist. Navsari situated in Tika No. 56 at C.S. No. 2916, House No. 9/1-3207, Acquired by the Mortgagor / Borrower Vide 3479, Deed Dated - 17/06/2009 and Adm. 344 Sq.ft. i.e. 31.96 Sq.Mtrs. **Bounded by :- East :** Flat No. B/11, **West :** Flat No. A/15, **North :** Flat No. B/13, **South :** Open to Sky.

Date : 20.11.2025
Place : Navsari

Sd/-
Authorized Officer,
Punjab National Bank

FEDERAL BANK
The Federal Bank Limited
Loan Collection & Recovery Department
Mumbai Division, 134, 13th Floor,
Jyoti Maker Chamber II, Nariman Point,
Mumbai - 400021

YOUR PERFECT BANKING PARTNER
E-mail: mumiord@federalbank.co.in Phone: 8828226729
Website: www.federalbank.co.in
BBYO/BBYREG/BBYU/SALE NOTICE/123/2025-2026 Date: 20/11/2025

Sale Notice for Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the borrowers and Guarantors that the below described immovable property mortgaged/charged to the Federal Bank Limited (Secured Creditor), the Physical Possession of which has been taken by the Authorized Officer of The Federal Bank Limited (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 31/12/2025, for recovery of **Rs. 15,09,24,820.59 (Rupees Fifteen Crores Nine Lakhs Twenty Four Thousand Eight Hundred Twenty and Paise Fifty Nine Only)** (claim amount as per Original Application filed on 25/04/2025, before Hon'ble Debts Recovery Tribunal - 2, Mumbai vide O.A (L) No.709 of 2025) together with further interest and cost/other charges thereon, due to The Federal Bank Limited (Secured creditor) till realization from 1) **M/s. Vajra Gold Private Limited**, 2) **Mr. Dhruvil Ganna, Son of Mr. Prakashchandra Ganna**, 3) **Mr. Shomil P Ganna, Son of Mr. Prakashchandra Ganna**, and 4) **Mr. Prakash S Ganna, Son of Mr. Shanti Lal Ganna**. The Reserve price below which the each of the properties mentioned in Lot No. 1, 2 & 3 will not be sold is **Rs.55,00,000/- (Rupees Fifty Five Lakhs Only)**. The Reserve price below which the each of the properties mentioned in Lot No. 4 will not be sold is **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)**. The Reserve price below which the each of the property mentioned in Lot No. 5 & 6 will not be sold is **Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only)**. The earnest money deposit will be **Rs. 5,50,000/- (Rupees Five Lakhs and Fifty Thousand Only)** for property mentioned in Lot No. 1, 2, 3 and Rs. 2,50,000/- (Rupees Two Lakhs and Fifty Thousand Only) for property mentioned in Lot No. 4, and Rs. 3,20,000/- (Rupees Three Lakhs and Twenty Thousand Only) for property mentioned in Lot No. 5 & 6. The interested bidder can bid for all or any one of the below mentioned properties.

Lot No.	DESCRIPTION OF PROPERTIES
1.	All that piece and parcel of Commercial Unit No. 207, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq.mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Reservey No. 336, T.P. Scheme No. 7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Gokul Platinum, Gokul Platinum, Village Vesu, Taluka Muzara (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Gokul Platinum Building, on the North by Gokul Platinum Office Building.
2.	All that piece and parcel of Commercial Unit No. 208, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq.mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Reservey No. 336, T.P. Scheme No. 7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Gokul Platinum, Gokul Platinum, Village Vesu, Taluka Muzara (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Gokul Platinum Building, on the North by Gokul Platinum Office Building.
3.	All that piece and parcel of Commercial Unit No. 209, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq.mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Reservey No. 336, T.P. Scheme No. 7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Gokul Platinum, Gokul Platinum, Village Vesu, Taluka Muzara (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Gokul Platinum Building, on the North by Gokul Platinum Office Building.
4.	All that piece and parcel of property bearing Plot No. 153 and as per KJP Block/Survey No. 26/153 (after Promulgation New Block/ Survey no. 803) admeasuring 250.40 Sq.mts. and at place known as Bungalow No. C/57 together with Ground Floor and First Floor Construction built up area admeasuring 98.68 Sq.mts together with undivided proportionate share in road and COP of building known as "Raj Textile World" constructed on the land bearing New Block No. 26, (Block no.s 26, 27, 28, 252, 255 and 266 total) admeasuring 93865 Sq.mtrs of Village Parvanj, Sub District Jalapora, District Navsari bounded on the East by Adj. Internal Road, on the South by Adj. Plot no. 154 (at site Plot no. C/56), on the West by Adj. Plot no. 148 (at site Plot no. C/62), on the North by Adj. Plot no. 152 (at site Plot no. C/58).
5.	All right title and interest in property bearing Shop No. 1020 (as per sanctioned plan Shop No. 211) super built up admeasuring 1302.00 Sq.ft. equivalent to 121.00 Sq.mtrs. Its built up area admeasuring 669.06 Sq.ft. equivalent to 62.18 Sq.mtrs and its carpet area is 650.76 Sq.ft. equivalent to 60.48 Sq.mtrs on 1st floor, together with undivided proportionate share in underneath land and road and COP of building known as "Raj Textile World" constructed on the land bearing Block No. 94 (Rev.S.No. 44/3) admeasuring 8802.00 Sq.mtrs. Preliminary Town Planning Scheme No. 19 (Parvat Magob), Final Plot no. 31 admeasuring 6160 Sq.mtrs of Village Parvat, Sub district Taluka Udhana (City), District Surat and is bounded on the East: Adj. F.P.No.28, on the South by Adj. 18.00 mtrs T.P. Road, on the West by Adj. 18.00 mtrs T.P. Road, on the North by Adj. F.P.No.61.
6.	All right title and interest in property bearing Shop No. 1023 (as per sanctioned plan Shop No. 214) super built up admeasuring 1302.00 Sq.ft. equivalent to 121.00 Sq.mtrs. area is 669.06 Sq.ft. equivalent to 62.18 Sq.mtrs and its carpet area is 650.76 Sq.ft. equivalent to 60.48 Sq.mtrs on 1st floor, together with undivided proportionate share in underneath land and road and COP of building known as "Raj Textile World" constructed on the land bearing Block No. 94 (Rev.S.No. 44/3) admeasuring 8802.00 Sq.mtrs. Preliminary Town Planning Scheme No. 19 (Parvat Magob), Final Plot no. 31, admeasuring 6160 Sq.mtrs of Village Parvat, Sub district Taluka Udhana (City), District Surat and is bounded on the East by Adj. F.P.No.28, on the South by Adj. 18.00 mtrs T.P. Road, on the West by Adj. 18.00 mtrs T.P. Road, on the North by Adj. F.P.No.61.

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd. i.e. <https://www.federalbank.co.in/web/guest/tender-notices>

Sd/-
Mr. Lecin C
Deputy Vice President - I & Division Head
(Authorized Officer under SARFAESI Act)

Registered Office: The Oval, 8th Floor, No.10 and 12, Venkata Narayana Road, T. Nagar, Chennai-600017

POSSESSION NOTICE
(As per appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

Whereas, The undersigned being the Authorized Officer of the "Unico Housing Finance Private Limited" 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 the Demand notice dated 06.05.2025 calling upon the Borrower, Mortgagor, Co-Borrower(s) - **Mr./Mrs. GOHIL MANOJ S/o Gansh Shah, Mr./Mrs. GOHIL MINAKI MANOJSHAH W/o Manoj** mentioned in the notice being Loan Account Number 1000773 for housing loan facility for an amount of **Rs. 35,45,691/- (Rupees Thirty Five Lakhs Forty Five Thousand Six Hundred Ninety One Only)** together with further interest thereon at the contractual rate plus all costs, charges, and incidental expenses etc., within 60 days from the date of receipt of the said demand notice.

The Borrower, in particular, and public in general is hereby cautioned not to deal with the property/ies and any dealings with the property/ies will be subject to the charge of the "Unico Housing Finance Private Limited" for an amount of **Rs. 35,45,691/- (Rupees Thirty Five Lakhs Forty Five Thousand Six Hundred Ninety One Only)** as on 31.03.2025 under the Loan Account Number 1000773 for housing loan facility together with further interest thereon at the contractual rate plus all costs, charges, and incidental expenses etc.

The Borrower's attention is invited to sub-section (8) of Section 13 of the Act in respect of time available to redeem the secured Assets. Shall of course be at your costs and consequences.

Description of the Immovable Property

All that piece of land and building built upon land admeasuring 80.90 Sq.mtrs of plot no.4P of Revenue Survey No. 1192/1 paiki/1 (TP Scheme-1, Final Plot No.37) of Vervall of Gir-Somnath and within limit of Vervall Corporation, being bounded by: East by: Adjoining 10.00 Meter Wide Road, South by: Adjoining property built upon Land of same plot, West by: Adjoining Plot no.3, 6, North by: Adjoining Plot no.2 and 3 PVT. LTD

Place: Vervall Date: 16.11.2025 Authorized Officer (Unico Housing Finance Private Limited)

IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)
CIN : L65110TN2014PLC097792

Registered Office: KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai - 600031. TEL: +91 44 4564 4000 | FAX: +91 44 4564 4022.
Authorized Officer - Mr. Manoj Salian | Contact Number- 8452039994
Authorized Officer - Mr. Chinmay Acharya | Contact Number- 9574448844

NOTICE OF LAST OPPORTUNITY TO COLLECT OF INVENTORY ITEMS

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the property bearing **All That Piece And Parcel Of Property Bearing Sub Plot No. 34, Admeasuring 108.69 Sq. Mtrs. And Construction Thereon In Scheme Known As "Snehnig Society Part-2", Situated At Land Bearing Survey No. 4/3 Paiki [Final Plot No. 122 Paiki Of Tps 53] Situated At Mouje: Isanpur, Taluka: Maninagar In The District Of Ahmedabad & Registration Sub District Of Ahmedabad -5 [Narol], And Bounded As:- East: Road, West: Sub Plot No. 28, North: Sub Plot No. 33 & South: Sub Plot No. 35** mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of IDFC First Bank Limited, on 16th November, 2025, to recover the legitimate dues of IDFC First Bank Limited from 1) **Shree Siddhivinayak Healthcare**, 2) **Priti Ketanbhai Dave**, 3) **Kailash Medical Stores**, 4) **Ketan Kumar Dave** & 5) **Lataben Krishankant Dave**.

By this notice borrowers & co-borrowers are given a last and final intimation for collecting the inventory items lying in the said property within 10 (Ten) days of the publication of this notice, else the Bank shall have the right to sale/disposed of the inventory items and shall retain the amount received from sale proceeds against the loss on sale/expenses incurred/ to be incurred in handling, managing, selling of the inventory items or in any of the expenses directly or indirectly incurred / to be incurred in relation to the said inventory items, also adjust the sale proceeds against the loss on sale of the mortgaged property.

Sd/- Authorized Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

Bank of Baroda
Anroli Branch : Shop No. 10-20, Eascon Plaza, Chhaprabhatta Road, Anroli, Surat, Gujarat - 394107.
Phone No. 0261-2409044, 2409045.
Email : anroli@bankofbaroda.com

POSSESSION 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 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 **23.07.2025** calling upon the borrower **Mr. Laxmikant Punam Patel (Borrower) and Mrs. Nirmaladevi Punam Patel (Co-Borrower)** to repay the amount mentioned in the notice being **Rs. 10,74,297.75** as on 20.07.2025 + un applied interest there on + Legal & other Expenses within 60 days from the date of receipt of the said notice.

The Borrowers having failed to repay the amount, notice is hereby given to the Borrowers 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 **18th day of November 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 **Bank of Baroda, Anroli Branch** for an amount of **Rs. 10,74,297.75** as on 20.07.2025 + un applied interest there on + Legal & other 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

All That Piece and Parcel of the Property bearing Flat No. B/3, Admeasuring About 700 Sq. ft. of Super Built up area on the 2nd Floor of "Raghunandan Residency", situated on the bearing City Survey North No. 110, 111, 112, 113 of City Survey Ward - Anroli, have been given Chalta No. 158, 159, 160, 161 in Sheet No. 13 in the City of along with the undivided proportionate share in the said land. Property Owner : Mr. Laxmikant Punam Patel and Mrs. Nirmaladevi Punam Patel. **Bounded by :- North :** Adj. Property, **South :** Adj. Road, **East :** Adj. Flat No. B/1 & B/3, **West :** Adj. Society C.O.P.

Date : 18.11.2025, Place : Surat Authorized Officer, Bank of Baroda, Surat

यूनियन बैंक | **Union Bank of India**
Regional Office - Anand
Shop No.222-227, 2nd Floor, Maruti Solaris, Near Madhuban Resort Anand-Sojitra Road, Anand-388001.

SALE NOTICE
FOR SALE OF IMMOVABLE PROPERTIES

E-Auction -11.12.2025
Time : 12.00 Noon to 5.00 PM

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor (s) that the below described immovable properties mortgaged, charged to the Secured Creditor, the 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" basis 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 Branch	Nadiad Branch: Karmvir Tower, Kapadwanj Road, Nadiad, Gujarat, Authorised Officer: Mr. S.K. Sahoo, (M): 9952395442
Name of the Borrower & Guarantor/s	Sh. Ghanshyambhai Ashabbhai Patel, Akshar Pole At Valasan, Distt Anand Gujarat
Amount Due	Rs. 19,72,242.80 as on 31.01.2017 with further interest, cost & expenses (Subject to subsequent Recovery)

Property Address :- Description of immovable secured assets to be Sold All that piece and parcel of House at Plot No E/38, Karmvir Sundervan-III, Near Karmvir Sundervatika-1, Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat. Plot Area - 807 SqFt. **Bounded By: North- Plot No E/37, South- Society Road, East-lot No E/63, West- Approach Road [(Reserve Price : Rs. 14,35,000/- (Rupees Fourteen lakhs Thirty Five Thousand only) & EMD Rs. 1,43,500/-)]**

Name of the Borrower & Guarantor/s	Sh. Vikramkumar Rameshkumar Joshi - R/o D/12, Karmvir Sundervan Opposite Prabhu Kutir, Manjipura Road, Nadiad, Gujarat 387001
Amount Due	Rs. 10,56,233.80 as on 28-02-2018 with further interest, cost & expenses

All that piece and parcel of Flat No. 405, Tower II, Karmvir Sundervatika, Manjipura Road, Nadiad, Taluka Nadiad, Dist Kheda, Gujarat - 387001. Area 484 Sq. ft. **Bounded as under: North- Common lift, South - Flat No. 407, East - Common Passage, West - Approach road [(Reserve Price : Rs. 7,41,000/- (Rupees Seven Lakhs Forty One thousand only) & EMD Rs. 74,100/-)]**

Name of the Borrower & Guarantor/s	1 Sh. Kirankumar Sureshbhai Patel - B/34, Shyam Bungalows, Near Ganpati Temple Road, Nadiad Gujarat - 387001
Amount Due	1 Sh. Jagdishkumar Sureshbhai Patel - B/34, Shyam Bungalows, Near Ganpati Temple Road, Nadiad Gujarat - 387001

Property Address :- All that piece and parcel of House No. A/51, Karamvir Nagar-8, At Marida, Ta Nadiad Gujarat, Kheda 921 Sq. ft. **Bounded by: On the North : Plot No. A/50, On the South : Plot No. A/52, On the East : Other Plot, On the West: Road [(Rs. 9,71,000/- (Rupees Nine Lakhs Seventy One Thousand only) & EMD Rs. 97,100/-)]**

Name of the Borrower & Guarantor/s	Mr. Shibaram Sasankhbhai Barui (Borrower) A/3, Karamvir Nagar VIII, New Bilodara, Nadiad, District: Kheda, Gujarat-387001
Amount Due	Rs. 16,14,260.17 as on 31.03.2021 with further interest, cost & expenses (Subject to subsequent Recovery)

Property Address :- All that piece and parcel of House A/3, Karamvir Nagar VIII, New Bilodara, Nadiad, District: Kheda, Gujarat-387001. Area- 85.56 Sqmt. **Bounded By : East - 6Mts Approach Road, West - S. No. : 111 Paiki Agricultural Land, North- House No A/11, South - House No A/09 [Reserve Price : Rs. 8,74,000/- (Rupees Eight Lakhs Seventy Four Thousand only) & EMD Rs. 87,400/-]**

Name of the Borrower & Guarantor/s	1 Sh. Subodhkumar Rajak - Qr. No. 770/3, Rajpur Hirpur Railway Colony, Near Sidhi Vinayak Hospital, Maninagar East, Ahmedabad, Gujarat 380008
Amount Due	2 Mr. Mahanand Rajak - Qr. No. 770/3, Rajpur Hirpur Railway Colony, Near Sidhi Vinayak Hospital, Maninagar East, Ahmedabad, Gujarat 380008

Property Address :- All that piece and parcel of House No. F/13, Karmvir Sundervan-3, Manjipura Road, Nadiad Gujarat, Area 474 Sq ft. (Property description as specified in the 2149 Deed dated 31.05.2014) **On the North : Plot No. F/14, On the South : Plot No. F/12, On the East : Plot No. F/64, On the West: Society Road [(Reserve Price: Rs. 8,46,000**

