

SHREE RAM TWISTEX LIMITED

Manufacturing of Cotton Yarn

Factory & Reg. Office : Survey No. 566P1, B/h. Ramanath Temple,
Near Bajrang Cotspin, Umwada Road, Nr. N.H. - 27, At. : Gondal-360 311.
Dist. : Rajkot. (Gujarat) INDIA. Contact No. : +91 75100 1200

Email : cs@shreeramtwistex.com
Website : www.shreeramtwistex.com

CIN : U17120GJ2013PLC078074
GSTIN : 24AAUCS0352G1ZB



SHREE RAM TWISTEX LIMITED

Date: 20-03-2026

| | |
|---|--|
| BSE Limited Dept. of Corporate Services, Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai- 400 001 | National Stock Exchange of India Limited Dept. of Corporate Compliances, Exchange Plaza, C-1 Block-G, Bandra Kurla Complex, Bandra (E) Mumbai- 400 051 |
| BSE Scrip Code - 544716 | NSE Symbol: SRTL |
| ISIN: INE19GK01015 | |

Respected Sir/Madam,

Subject: Newspaper publication of the Unaudited Financial Results for the quarter and nine months ended December 31, 2025

Pursuant to Regulation 30 and 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, please find enclosed copies of the newspaper advertisements published today i.e., Friday, March 20, 2026 in connection with Shree Ram Twistex Limited's approved unaudited Financial Results for the quarter and nine months ended December 31, 2025, in the following newspapers:

1. Financial Express- English
2. Financial Express- Gujarati

The aforesaid information will also be hosted on the Company's website at www.shreeramtwistex.com.

We request to take the same on records.

Thanking You,

For Shree Ram Twistex Limited

BHAVESHBHAI BHIKHUBHAI RAMANI

Managing Director

DIN: 00534813

SHREE RAM TWISTEX LIMITED

Regd. Office : 566P1, Umwada Road, Near Bajrang Cotspin, Taluka : Gondal, Dist. : Rajkot, Gondal Market Yard, Rajkot, Gondal, Gujarat, India, 360311 || CIN : U17120GJ2013PLC078074
E-mail : cs@shreeramtwistex.com || Website : www.shreeramtwistex.com || Phone : 75100 12200



STATEMENT OF UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS PERIOD ENDED ON 31ST DECEMBER, 2025

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

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

Scan the Quick Response (QR) Code to access Financial Result.



For, Shree Ram Twistex Limited
sd/-
Bhaveshbhai Bhikhubhai Ramani
Managing Director - DIN : 00534813

Place : Gondal
Date : 19th March, 2026

FEDBANK FINANCIAL SERVICES LIMITED

Registered Office: Unit No. 1101, 11th Floor, Cignus, Plot No. 71 A, Powai, Paspoli, Mumbai - 400087

PUBLIC NOTICE FOR AUCTION CUM SALE OF IMMOVABLE PROPERTIES

30 days' Notice of Sale of Immovable Secured Assets is hereby given by Fedbank Financial Services Limited (Secured Creditor) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(a) & 9(1) of the Security Interest (Enforcement) Rules 2002. The undersigned as Authorized Officer of Secured Creditor has taken over the possession of the Secured Asset(s) under SARFAESI Act 2002.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property Bearing COMMERCIAL HOUSE [OFFICE] NO. 39/C, [as per approved plan Block No. F] admeasuring 3151 Sq. Ft. i.e. 292.74 Sq. Mtrs. [Super Built Up Area] Consisting of Hollow Plinth, Ground Floor, 1st Floor to 4th Floor and terrace with lift room and stair cabin thereon, with undivided share of land, in scheme known as "SUMEL-5" situated at bearing [Old Survey No. 517, 518/1, 518/2, 517/1, 517/2, 572/1, 572/2, 576/1+3 & 576/2] being Final Plot No. 247/2 of TPS 30 of Mouje Asarva Taluka Ahmedabad in the district of Ahmedabad & Registration Sub District Ahmedabad-6 [NARODA], Having boundaries: NORTH - Unit No. 39/B, SOUTH - Unit No. 40/B, EAST - 5.20 Mtrs. Wide Drive Way, WEST - Unit No. 39/D

| | |
|---|---|
| RESERVE PRICE (IN RS.) | Rs. 55,00,000/- (Rupees Fifty Five Lac Only) |
| EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO/RTGS IN FAVOR OF 'FEDBANK FINANCIAL SERVICES LIMITED' | Rs. 5,50,000/- (Rupees Five Lac Fifty Thousand Only) |
| BID INCREMENTAL AMOUNT | Rs. 50,000/- (Rupees Fifty Thousand Only) |
| LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/TENDER WITH EMD | Till 23rd April 2026 latest by 05:00 P.M. at - Fedbank Financial Services Limited, 3rd Floor, Ashwamegh Elegance-3, Surendra Mangaldas Road, Ambawadi, Ahmedabad - 380006 |
| INSPECTION OF PROPERTIES | 17th April, 2026 Before 5 PM |
| LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER (INCLUSIVE OF EMD) | The payment should be made latest by next working day from the date of bid confirmation |
| LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID | Within 15 days from the date of bid Confirmation |

For detailed terms and conditions of the sale, please refer to the link provided in Fedbank Financial Services Limited (FEDFINA) Secured Creditor's website i.e. www.fedfina.com & Link https://www.fedfina.com/public-notice-for-auction-cum-sale/ under Auction For any enquiry, information, support, procedure and training kindly coordinate with Authorized Officer of Fedbank Financial Services Limited i.e. Mr. Lakshabhai Jotana - 9898294838, Email Id- lakshabhai.jotana@fedfina.com

Date: 20-03-2026
Place: Ahmedabad
Sd/- (Authorised Officer)
Fedbank Financial Services Limited

Canara Bank SHAPAR VERAVAL BRANCH

DEMAND NOTICE [SECTION 13(2)] TO BORROWER/GUARANTOR/MORTGAGOR

Ref: RORAJKOT/SHAPARVERAVAL/6760/HARSHABENSOJITRA/DN Date: 13.03.2026
To
Mrs. Harshaben Nitinbhai Sojitra (Borrower)
Add. 1: Jay Khodal, Kailash Park 3A, 150 Feet Ring Rd., Mavdi, Nr. Nandanvan 2, Rajkot, Rajkot, Lodhika, Rajkot, Gujarat
Add. 2: Dharam Nagar, Street - 2, Opposite Pirvadi, Near Kothariya Chowkdi, Rajkot, Rajkot, Gujarat - 360 002
Mr. Nitinbhai Ganeshbhai Sojitra (Guarantor)
Kailash Park - 1, Plot No. 52/53-4, Opp. Nandanvan - 2, Mavdi, Rajkot, Rajkot, Gujarat - 360 004
Dear Sir / Ma'm,

Sub: Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.
That Mrs. Harshaben Nitinbhai Sojitra (Borrower), Mr. Nitinbhai Ganeshbhai Sojitra (Guarantor) has availed the following loans/credit facilities from our Shapar Veraval Branch from time to time:

| SR No | Loan No. | Loan Amount | Liability with interest | Rate of Interest |
|-------|---------------|--------------|--|--|
| 1 | 6760630000001 | Rs. 9,60,000 | Rs. 5,76,723.00 (Rupees Five Lakh Seventy Six Thousand Seven Hundred Twenty Three Only) as on 25.02.2026, Principal = 5,68,573.00, Interest and other charges = Rs. 8,150.00 with further interest and other charges thereon | 11.15% (9.15% +2.00% penalty interest) |

The above said loan/credit facilities are duly secured by way of mortgage of the assets more specifically described in the schedule hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as NPA on 11.03.2026 (NPA date as per MOC is 27.02.2026). Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of Rs. 5,76,723.00 (Rupees Five Lakh Seventy Six Thousand Seven Hundred Twenty Three Only) in HOUSING LOAN account plus interest and other charges thereon as on 25.02.2026 plus interest and other charges thereon together, with further interest and incidental expenses and costs, within sixty days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act. Further, you are hereby restrained from dealing with any of the secured assets mentioned in the schedule in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in force. Your attention is invited to provisions of sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the secured assets. The demand notice had also been issued to you by Registered Post Ack due to your last known address available in the Branch record.

(Note : NPA date as per CBS is reflected as 11.03.2026 as said account is slipped to NPA due to new RBI norms for Culpit accounts. In the present matter, the culprit account no. 161001789282 of Mr. Nitinbhai Ganeshbhai Sojitra was slipped to NPA on 27.02.2026 in accordance with RBI norms on NPA classification)

SCHEDULE

| Mortgaged Assets | IMMOVABLE PROPERTY | Holder Name |
|------------------|--|----------------------------------|
| Mortgaged | EMT of Residential Flat No. 303 having Built up Area 34.21 Sqr. Mtr. Equal to 368.09 Sq. Feet, situated on the Third Floor of a Low Rise Residential Building, known as "Vedant", constructed on the N.A. Land Admeasuring 926-43 Sq. Mtr. Equal to 1108.00 Sq. Yards of Plot No. 66 to 80 of Revenue Survey No. 18 Paiki 1 of Village Mavdi of Rajkot Taluka of Rajkot District, Admeasuring 34.21 Sqr. Mtr. Equal to 368.09 Sq. Feet. Boundaries of Flat No. 303: North: Flat No. 304, South: Flat No. 302, East: Common Passage, Stair, Lift and Open to Sky Space, West: Open to Sky Space then 7.50 Mtr. Road. Boundaries of Vedant Building: North: Property of Adjoining Survey No. 12, South: 9.00 Mtr. Road, East: Adjoining Plot No. 28 to 43, West: 7.50 Mtr. Public Road. Cersal Asset ID - 200022313210 | Mrs. Harshaben Nitinbhai Sojitra |

Date : 13.03.2026, Place : Shapar Veraval, Authorised Officer, Canara Bank

Government of India, भारत सरकार
Ministry of Finance वित्त मंत्रालय
Debts Recovery Tribunal-II ऋण वसुली अधिकरण - II
4th Floor, Bhikhubhai Chambers, पोच यवला, विकल्पुर्वी केवळी,
Opp. Deepak Petrol Pump, Ellisbridge, विकल्पुर्वी केवळी पर के यवला
Ahmedabad- 380006 शेकीबाकिबर, अहमदाबाद - 380 006
FORM NO. 14 [See Regulation 33(2)]

| | | | |
|------------------------------------|-------------------------|--------|------------|
| RP/RC No. | RC/222/2014 | OA No. | OA/10/2014 |
| Bank of Baroda (earlier Dena Bank) | Certificate Holder Bank | | |
| Vs. | | | |
| M/s Perfect Recycles Pvt Ltd | Certificate Debtors | | |

DEMAND NOTICE (THROUGH REGISTERED AD & DASTI / AFFIXATION) (THROUGH PAPER PUBLICATION)

To,
C. D. No. 1 : M/s. Perfect Recycles Pvt. Ltd., Regd. Office at : 6, Tirupati Flats, Opp. HP Mehta Rang Bhuvan, Waghawadi Road, Bhavnagar.
C. D. No. 2 : Japan Kishorebhai Ajmera.
C. D. No. 3 : Prashant Kishorebhai Ajmera, Detendani No. 2 & 3, Residing at Flat No. 14, Bhavnagar, Tirupati Flats, Opp. HP Mehta Rang Bhuvan, Waghawadi Road, Bhavnagar.

In view of the Recovery Certificate issued in OA No. 10/2014 passed by the Hon'ble Presiding Officer, Debts Recovery Tribunal - II, Ahmedabad, an amount of Rs. 1,17,98,987.90/- (Rupees One Crore Seventeen Lac Ninety Eight Thousand Nine Hundred Eighty Seven and Ninety Paise Only) including interest as on 06/01/2014 and further interest from (Next Date) 07/01/2014 plus cost of Rs. 1,45,000/- is due against you. The Recovery if any will be adjusted.

You are hereby called upon to deposit the above sum within 15 days of the receipt of the notice, failing which the recovery shall be made as per rules.

In addition to the sum aforesaid you will be liable to pay:
(a) Such Interest and cost as is payable in terms of Recovery Certificate.
(b) All costs, charges and expenses incurred in respect of the Service of this notice and other process that may be taken for recovering the amount due.

Given under my Hand and the seal of the Tribunal, this day 09/03/2026.

Sd/- (Rajesh Kumar Sharma)
Recovery Officer - II
DEBTS RECOVERY TRIBUNAL - II, Ahmedabad

Next Date : 09/03/2026

Bank of Baroda Porbandar (Main) Branch :
M. G. Road, Porbandar - 360 575 (Gujarat)

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 (Second) Ordinance Act, 2002 (Ord. 3 of 2002) and in exercise of powers conferred under section 13(2) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice Dated 16.12.2025 calling upon the Borrowers M/s Vinayak Marketing, Mr. Alpesh Dineshbhai Nainuji (Proprietor & Guarantor) to repay the amount mentioned in the Notice being Rs. 43,97,541.96 (Rupees Four Three Lakh Ninety Seven Thousand Five Hundred Forty One and Ninety Six Paise Only) plus interest 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 Possession of the properties Owned by M/s Vinayak Marketing, Mr. Alpesh Dineshbhai Nainuji described herein below in exercise of power conferred on him/her under Section 13 (4) of the said Ordinance Act read with Rule 9 of the said rules on this 16th Day of March, 2026.

The Borrowers 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, M G Road Branch, Porbandar for an amount of being Rs. 43,97,541.96 (Rupees Four Three Lakh Ninety Seven Thousand Five Hundred Forty One and Ninety Six Paise Only) and 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

1. Residential Immovable Property, situated at Village Khatpat, Municipal Area Porbandar, District Porbandar, bearing Revenue Survey No. 47/1 paiki Madhav Park, Plot No. 43, its Land Admeasuring Sq. Mtrs. 37.50 & Plot No. 44, its Land Admeasuring Sq. Mtrs. 13.125, Total Land Admeasuring Sq. Mtrs. 50.625 with construction thereupon, belonging to Alpesh Dineshbhai Nainuji. Boundary Description : East : 6 Mtrs. Wide Common Road, West : Property of Plot No. 33 & 34, North : Property of Plot No. 43 paiki, South : Property of Plot No. 44 paiki with Common Wall
2. Commercial Immovable Property, situated at Khakh Chowk, Village & Taluka Porbandar, Municipal Area Porbandar, District Porbandar, known as Kuber Siddhivinayak Complex, bearing City Survey Ward No. 3, Survey No. 895 paiki its Land Admeasuring Sq. Mtrs. 3.20, 12, Survey No. 909 paiki its Land Admeasuring Sq. Mtrs. 14.33.40, Total Land Admeasuring Sq. Mtrs. 22.80.68, Second Floor, Office No. S-7 with existing structure thereupon, belonging to Alpesh Dineshbhai Nainuji. Boundary Description : East : Property of Office No. S-6 with Common Wall, West : Property of Office No. S-8 with Common Wall, North : Common Road on Ground Floor, South : Common Passage to Ground Floor

Date : 16.03.2026, Place : Porbandar
Sd/- Chief Manager & Authorised Officer
Bank of Baroda

IDFC FIRST Bank Limited

(erstwhile Capital First Limited, amalgamated with IDFC Bank Limited and presently known as IDFC First Bank Limited)

CIN: L65110TN2014PLC09792
Registered Office - KRM Towers, 8th Floor, Harrington Road, Chetpet, Chennai-600031.
Tel: +91 44 4564 4000 | Fax: +91 44 4564 4022

APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i).

For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.

| S. No. | (i) Demand Notice Amount | (ii) Agreement ID | (iii) Name of Borrower (s) and Guarantor (s) | (iv) Mortgaged Property Address | (v) Reserve Price Amount | (vi) EMD Amount | (vii) Date and Time of Auction | (viii) Date and Time EMD of Auction | (ix) Date and Time of Inspection | (x) Authorized Officer Name & Contact Number |
|--------|--------------------------|-------------------|---|---|--------------------------|-----------------|---------------------------------|-------------------------------------|----------------------------------|---|
| 1. | INR 712179.43/- | 79538205 | Ravaliya Mehul Jivabhai & Ravliya Jivabhai Mulubhai | All That Piece And Parcel Of Immovable Gamtal Property Being A Residential House Construction On Land Area 167.22 Sq. Mtr. I.E. 200.00 Sq. Yard Of Mikat No. 62 & 63, Construction Thereon Situated On The Gamtal Land Of Mauje Village: Sanatha, Taluka: Junagaah, Sub-District / District: Junagadh Within The State Of Gujarat-362263, And Bounded As:- East: Road, West: Open Land, North: Road Then Brook & South: Other Property | INR 775000.00/- | INR 77500.00/- | 23-Apr-2026 11:00 AM to 1:00 PM | 22-Apr-2026 10:00 AM to 5:00 PM | 16-Apr-2026 To 4:00 PM | Name- Haridk Dugar Contact Number- 9016774994 Name- Chinmay Acharya Contact Number- 9574448844 |
| 2. | INR 2222394.48/- | 23205955 | Dineshbhai Kacharabhai Solanki & Ushaben Dineshbhai Ravat | All That Piece And Parcel Of Non-Agriculture Of Land In Which Buildings Knowing As "Samanvay Residency", Shop No. 1, Block No. A Or B, Survey/Block No. 383/2/2/1, Town Planning Scheme No. 69 (Chandkheda-Tragad-Zundal), Final Plot No. 158/2, Carpet Area Admeasuring 22.28 Sqr. Mtr., At Moje, Village Zundal, Reg. Sub-District And Tal. Gandhinagar, Dist. Gandhinagar, State : Gujarat-382421, And Bounded As:- East: Parking, West: Road, North: Shop No. 2 & South: Society Ramp | INR 4320000.00/- | INR 432000.00/- | 09-Apr-2026 11:00 AM to 1:00 PM | 08-Apr-2026 10:00 AM to 5:00 PM | 02-Apr-2026 To 4:00 PM | Name- Vishal Desai Contact Number- 9998983344 Name- Chinmay Acharya Contact Number- 9574448844 |

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.
Date: 20.03.2026
Place: Gujarat
Authorized Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)

Government of India, Ministry of Finance DEBTS RECOVERY TRIBUNAL-II

3rd Floor, Bhikhubhai Chambers, Near Kochrab Ashram, Paldi, Ahmedabad, Gujarat.
FORM NO. 22 (Earlier 62) [Regulation 36 & 37 of DRT Regulations, 2015] [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 (RDB ACT)

E-AUCTION / SALE NOTICE THROUGH REGD. AD / DASTI / AFFIXATION / BEAT OF DRUM / PUBLICATION

| | | | |
|-------------------------|--------------------------------|--------|----------|
| RP/RC No. | 486/2016 | OA No. | 117/2011 |
| Certificate Holder Bank | Union Bank of India | | |
| Vs. | | | |
| Certificate Debtors | M/s Shree Yogeshwar Industries | | |

To,
C. D. No. 1 : M/s Shree Yogeshwar Industries, A Partnership firm Having office at Mitadi Road, S. No. 161 & 159/1, Manavadar - 363 630
C. D. No. 2 : Shri Dineshkumar Bhagwanji Patel, Giriraj, Opp. Patel Samaj, Patel Chowk, Manavadar - 363 630
C. D. No. 3 : Shri Mahendrakumar Gokalbhai Dhadania, Mochigali Road, Nr. Shak Bhaji Market, Manavadar
C. D. No. 4 : Shri Sureshchandra Gopalbhai Bhadani, Gokul, Bih. Patel Samaj, Patel Chowk, Manavadar
C. D. No. 5 : Shri Dhiraljal Gopalbhai Patel (Bhadania), Gokul, Bih. Patel Samaj, Patel Chowk, Manavadar
C. D. No. 6 : Shri Rajeshkumar Laxmidas Kansagra, Vrudavan, Sultanabad, Bantwara Road, Manavadar
C. D. No. 7 : Shri Madhusudhan Bhagwanjibhai Patel (Jasani), Giriraj, Nirmala Convent Road, Bih. Mangal Bhavan, Sheri No. 5, Rajkot

The aforesaid CDs No. 1 to 7 have failed to pay the outstanding dues of Rs. 96,67,053.23/- (Rupees Ninety Six Lakhs Sixty Seven Thousand Fifty Three and Twenty Three Paise Only) as on 02.06.2011 including interest in terms of judgment and decree dated 22.05.2018 passed in O. A. No. 117/2011 (Less Recovery, if any) as per my order dated 07.03.2026, the under mentioned property(s) will be sold by public e-auction in the aforementioned matter. The auction sale will be held through "online e-auction", https://baanknet.com.

| Lot No. | Description of the property | Reserve price Rounded off | EMD 10% or Rounded Off |
|---------|---|---------------------------|------------------------|
| 1. | Agricultural Lands bearing Block - Survey No. 608, Adm. 15986 Sq. Mtrs. and 610/paiki 2, Mouje Manavadar, Adm. 4856 Sq. Mtrs. Taluka Manavadar, Dist. Junagadh | Rs. 152.00 Lakhs | Rs. 15.20 Lakhs |
| 2. | Undivided 1/3rd Share of CD No. 3 in the Agricultural Lands bearing Block - Survey No. 183 paiki 2, Adm. 56991 Sq. Mtrs. and Block / Survey No. 184, Adm. 12545 Sq. Mtrs., Mouje Buri, Taluka Manavadar, Dist. : Junagadh | Rs. 111.00 Lakhs | Rs. 11.10 Lakhs |
| 3. | Undivided 2/3rd Share of CD No. 4 & 5, in the Agricultural Lands Block / Survey Y bearing No. 286 Adm. 24700, Block / Survey No. 536, Adm. 16482 Sq. Mtrs. and Block Survey No. 537, Adm. 10055 Sq. Mtrs., Moje Yelva, Taluka Manavadar, Dist. : Junagadh | Rs. 214.00 Lakhs | Rs. 21.40 Lakhs |

Note : The EMD shall be deposited in baanknet wallet through E-Auction website i.e. https://baanknet.com. The highest bidder shall have to deposit 25% of his final bid amount after adjustment of EMD already paid in the baanknet wallet by immediate next bank working day through RTGS / NEFT as per the details as under:

| | |
|--------------------------|--|
| Beneficiary Bank Name | Union Bank of India |
| Beneficiary Bank Address | Manavadar Branch, Opp. Krishna Apartment, Patel Chowk, Manavadar, Dist. Junagadh - 362 630 |
| Beneficiary Account No. | 314201980050000 |
| IFSC Code | UBIN0531421 |
| Branch | Manavadar |

1. The bid increase amount will be Rs. 1,00,000/- for Lot No. 1 to 3.
2. Prospective bidders may avail online training from service provider PSB Alliance (BAANKNET Auction Portal) (Tel Helpline No. +91 82912 20220 and Mr. Kashyap Patel : Mobile No. 93274 93060), Helpline E-mail ID : support.BAANKNET@psballiance.com and for any property related queries may contact Shri Amal Kumar (Branch Manager) : Mobile No. 95761 00671, Email Id : ubin0531421@unionbankofindia.bank.in.
3. Prospective bidders are advised to visit website https://baanknet.com for detailed terms & conditions and procedure of sale before submitting their bids.
4. The Prospective bidders are advised to adhere payment schedule of 25% (minus EMD) immediately after fall of Hammer/close of auction and 75% within 15 days from the date of Auction and if 15th day is Sunday or other Holiday, then on immediate next first bank working day. No request for extension will be entertained.
5. The properties are being put to sale on "as is where is", "as is what is" and "as is whatever" basis and prospective buyers are advised to carry out due diligence properly.
6. Schedule of auction is as under:-

| SCHEDULE OF AUCTION | |
|--|---|
| Inspection of Property | 21.04.2026 Between 11.00 A.M. to 2.00 P.M. |
| Last date for receiving bids alongwith earnest money and uploading documents including proof of payment made | 29.04.2026 Upto 05.00 P.M. |
| e-Auction | 30.04.2026 Between 12.00 PM to 01.00 PM (with auto extension clause of 03 minutes, till E-auction ends) |

SD/- (RAJESH KUMAR SHARMA)
RECOVERY OFFICER - II
DRT - II, AHMEDABAD

DEUTSCHE BANK AG

637, Gulbai Tekra, Off C.G Road, Opposite CII House, Panchavati Cross Roads, Ahmedabad - 380006

DEMAND NOTICE

Whereas the borrowers/co-borrowers/mortgagors mentioned hereunder had availed the financial assistance from DEUTSCHE BANK - herein referred as "Bank". We state that despite having availed the financial assistance, the borrowers/guarantors/mortgagors have committed various defaults in repayment of interest and principal amounts as per due dates. The account has been classified as Non Performing Asset on the date mentioned hereunder, in the books of the Bank in accordance with the directives issued by RBI, consequent to the Authorized Officer of the Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & in exercise of powers conferred under Section 13(2) read with Rule 3 of Security Interest (Enforcement) Rules, 2002 issued Demand Notices on respective date mentioned herein below under Section 13(2) of SARFAESI Act, 2002 calling upon the following borrowers /guarantors /mortgagors to repay the amount mentioned in the notices together with further interest at the contractual rate on the amount mentioned in the notices and incidental expenses, cost, charges etc. until the date of payment within 60 days from the date of receipt of notices.

The notices issued to them on their last known addresses have returned un-served and as such they are hereby informed by way of public notice about the same.

Secured Assets:

- Property: 1** All that Piece and Parcel of Immovable Property being FLAT No. A-401, on 4th Floor, admeasuring 136.76 Sq. Mtrs. i.e. admeasuring 1471.53 Sq. Ft. Carpet area, Balcony & Verandha admeasuring 11.89 Sq. Mtrs. with undivided share of share of land admeasuring 29.29 Sq. Mtrs. in scheme known as "TAKSHASHILA AIR" situated at land bearing Final Plot No. 560/A, 560/B, Part of 560/C and 560/A+B, Totaly admeasuring 11503 Sq. Mtrs. OTPS 3/5 of Mouje CHHADAWAD Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad-3 [Memnagar]
- Property: 2** All that Piece and Parcel of Immovable Property being FLAT No. A-404, on 4th Floor, admeasuring 139.22 Sq. Mtrs. i.e. admeasuring 1496.22 Sq. Ft. Carpet area, Balcony & Verandha admeasuring 11.89 Sq. Mtrs. with undivided share of share of land admeasuring 29.77 Sq. Mtrs. in scheme known as "TAKSHASHILA AIR" situated at land bearing Final Plot No. 560/A, 560/B, Part of 560/C and 560/A+B, totaly admeasuring 11503 Sq. Mtrs. OTPS 3/5 of Mouje CHHADAWAD Taluka Sabarmati in the District of Ahmedabad and Registration Sub District of Ahmedabad-3 [Memnagar]
- Property: 3** All that Piece and Parcel of Immovable Property being Commercial Office No. A/204, admeasuring 825 Sq. Feet, on Second Floor in Block No. A in the scheme known as "TULIP CORPOS" of Utility Center Shops & Offices Owners Association & Vyapar Bhavan Vikas Mandal, Ellisbridge, Ahmedabad, Constructed on land bearing City Survey No. 80 Paiki, 86 to 90, 93/5, 93/6 & 303 Paiki in Town Planning Scheme No. 3 (Ellisbridge) of Mouje: MADALPUR (CHHADAWAD) of Taluka: Sabarmati of District Ahmedabad-3 [Memnagar].
- Property: 4** All that Piece and Parcel of Immovable Property being Flat No. 703, on 7 Floor, in Block No-F, admeasuring 59.47 Sq. Mtrs. (Built up area), along with undivided share in the land admeasuring 22.1 Sq. Mtrs. in the scheme known as "SHYAM ELEGANCE" Vejalpur, Ahmedabad, constructed on the Freehold Residential Non-Agricultural Use Land bearing 1). Revenue Survey No. 24/1, admeasuring 1821 Sq. Mtrs. 2). Revenue Survey No. 25, admeasuring 3723 Sq. Mtrs. and Corresponding Final Plot No-25, admeasuring 4365 Sq. Mtrs. in Town Planning Scheme No. 3 (VEJALPUR) of MOUJE: - VEJALPUR, Taluka-VEJALPUR, in the Registration District and Sub-District of Ahmedabad-10 [VEJALPUR].
- Property: 5** All that Piece and Parcel of Immovable Property being Flat No. 103, on 1 Floor, in Block No-B, admeasuring 67.95 Sq. Mtrs. (Built up area), along with undivided share in the land admeasuring 25.24 Sq. Mtrs. in the scheme known as "SHYAM ELEGANCE" Vejalpur, Ahmedabad, constructed on the Freehold Residential Non-Agricultural Use Land bearing 1). Revenue Survey No. 24/1, admeasuring 1821 Sq. Mtrs. 2). Revenue Survey No. 25, admeasuring 3723 Sq. Mtrs. and Corresponding Final Plot No-25, admeasuring 4365 Sq. Mtrs. in Town Planning Scheme No. 3 (VEJALPUR) of MOUJE: - VEJALPUR, Taluka-VEJALPUR, in the Registration District and Sub-District of Ahmedabad-10 [VEJALPUR].
- Property: 6** All that Piece and Parcel of Immovable Property being Flat No. 104, on 1 Floor, in Block No-B, admeasuring 95.37 Sq. Mtrs. (Built up area), along with undivided share in the land admeasuring 35.43 Sq. Mtrs. in the scheme known as "SHYAM ELEGANCE" Vejalpur, Ahmedabad, constructed on the Freehold Residential Non-Agricultural Use Land bearing 1). Revenue Survey No. 24/1, admeasuring 1821 Sq. Mtrs. 2). Revenue Survey No. 25, admeasuring 3723 Sq. Mtrs. and Corresponding Final Plot No-25, admeasuring 4365 Sq. Mtrs. in Town Planning Scheme No. 3 (VEJALPUR) of MOUJE: - VEJALPUR, Taluka-VEJALPUR, in the Registration District and Sub-District of Ahmedabad-10 [VEJALPUR].
- Property: 7** All that Piece and Parcel of N.A. Immovable Residential Flat No. I/301, admeasuring 115 Sq. Yards, i.e. 96.15 Sq. Mtrs. on Third Floor in Block No. I of Sector No. 07 of scheme known as "SUN CITY" of New Kalandi Kamavati Co-Operative

