



YUG DECOR LIMITED

Date: 18th December, 2025

To,
BSE Limited
P. J. Towers,
Dalal Street,
Mumbai- 400 001

Dear Sir/ Ma'am,

Script Code: 540550 Security ID: YUG

Sub: Newspaper Advertisements - Record Date for Right Issue

Pursuant to Regulation 30 & 47 of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, please find enclosed herewith copies of newspaper advertisements published in Financial Express (English and Gujarati Edition) newspapers on December 18, 2025 regarding fixation of 'Record Date' for determining the eligibility of Equity Shareholders of the Company for the purpose of Right Issue.

We request you to kindly take the same on your records.

Thanking you,

For, Yug Decor Limited



Chandresh S. Saraswat
(Chairman & Managing Director)
(DIN: 01475370)

YUG DECOR LIMITED
CIN: L24295GJ2003PLC042531
Regd. Office: 709-714, Sakar-V, B/n Natraj Cinema, Ashram Road, Ahmedabad – 380 009, Gujarat, India,
Ph. No.: +91 79 26580920 / 46032004, E-mail ID: account@yugdecor.com, Website: www.yugdecor.com

NOTICE OF THE RECORD DATE FOR RIGHT SHARES
Notice is hereby given pursuant to Section 91 of the Companies Act, 2013 read with rules made thereunder and Regulation 42 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, that the Company has fixed **Tuesday, December 23, 2025** as the 'Record Date' to determine the eligible Shareholders of the Company entitled to receive Right Entitlements in the ratio of 1 (One) new Equity Share of Face Value of Rs. 10/- each for every 2 (Two) existing Equity Share of Face Value of Rs.10/- each held by the shareholders of the Company.

The above details are also available on the website of the Company i.e. www.yugdecor.com and the website of the stock exchanges where the shares of the Company are listed i.e. the BSE Limited (www.bseindia.com).

By Order of the Board,
for **Yug Decor Limited**
Sd/-
Chandresh S. Saraswat
Chairman & Managing Director

Date: 18th December, 2025
Place: Ahmedabad

NOTICE
Notice is hereby given to the public at that he undersigned Advocate Mr. Rajesh A. Upadhyay - Advocate, Junagadh and as per the Instruction of Union Bank of India, Jayshree Road Branch, Junagadh, in Respect of the Property Original Documents Here under Written has been lost
1. Original Reg. Sale Deed No. 2632 dtd. 30/03/2021 executed by Nathabhai Govindbhai Ladva and Arjanbhai Lilabhai Bhutiyia in favour of Sureshbhai Chhaganbhai Mahida.
Which is lost by bank, after due and Diligent Search they are unable to trace out the same. So All Persons having of Calling any rights, Title, Claim, Demand Sale, Exchange, Mortgage, Let, Lease, Lien, Charge, Maintenance, License, Gift, Inheritance, Share, Whatsoever Nature of Otherwise area hereby Requested to Intimate to the
Therefore, by this notice this is to inform that if anyone has right Interest Share, Relation Attachment, or any claim in these properties then shall inform in writing to the undersigned at the below mentioned address with in 15 days from receipt of the notice. Failing which it believes that nobody has any right or interest in said properties and same has been waived and released, an the undersigned shall proceed to issued a Title Certificate in respect of the same.

PROPERT DESCRIPTION
A residential property constructed on land of plot No. 19 Paiki sq. mtrs. 83.665 (Sub Plot No. 19(A) of Akashganga-2 of N.A.R.S.No. 68 and 134 situated at Timbawadi within the limits of Junagadh Municipal Corporation.

BANK OF BARODA, ROSAR BRANCH
4th Floor, Suraj Plaza Building - III, Sayajigunj, Baroda - 390020
Ph.: 0265-2225259, 2363351 Email : sarbar@bankofbaroda.com

APPENDIX IV [See Rule 8(1)] POSSESSION NOTICE (For Immovable Property)
Whereas The undersigned being the Authorized Officer of Bank of Baroda, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notice dated 21.05.2025 (Published in 02 Newspapers English & Gujarati on 05/05/2025) calling upon the Borrower- Mr. Hari Nishant Gadwahi to repay the amount mentioned in the notice being Rs. 23,65,159.82 (Rupees Twenty-Three Lakh Sixty-Five Thousand One Hundred Fifty-Nine and Paise Eighty-Two Only) as on 21-05-2025 with further interest and expenses within 60 days from the date of notice/date of receipt of the said notice.
The Borrowers/Guarantor/Mortgagor having failed to repay the amount, notice is hereby given to the Borrowers/ Guarantor/ Mortgagor and the public in general that the undersigned has taken **Possession** of the property described herein below in exercise of powers conferred on him under Sub Section (4) of section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 and under section 14 of the said Act, on this 14th day of December of the year 2025.
The Borrowers/Guarantors/Mortgagors 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 Rs. 24,74,595.61 (Rupees Twenty Four Lakh Seventy Four Thousand Five Hundred Ninety Five and Paise Sixty One Only) as on 07-12-2025 and interest plus other charges thereon.
The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property
All that part & parcel of the immovable mortgage property constructed on land NA plot of land in Mouje Umarva, Gokul Upvan Society Taluka- Waghadia bearing R. S. No. 156/3, Plot/House No. 122 construction/Non constructed land. 37.17/78.83 Sq Mtrs. Total adm. without any floor 116.00 Sq Mtrs at Sub Dist. Waghadia & Dist. Vadodara in the name of Mr. Hari Nishant Gadwahi and bounded as under:- East:- 6.00 Mtrs Road, West:- House No. 125, North:- House No. 123, South:- House No. 121
Date: 14/12/2025
Place: Waghadia
Sd/- Authorized Officer
Bank of Baroda

Bank of Baroda, Sargasan Branch, Atria The Business Hub, Kh-0, Sargasan, Gandhinagar, Gujarat-382421.
Phone: 079-29750378 • Email: sargasan@bankofbaroda.com

APPENDIX IV [See rule 8(1)] POSSESSION NOTICE (For Immovable Property)
Whereas, The undersigned being the Authorized Officer of the Bank of Baroda under the Securitisation 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 12.06.2025 calling upon the borrower Mr. Sunilkumar Kishorbhai Surati and Mrs. Hamaliben Sunilkumar Surati to repay the amount mentioned in the notice being Rs. 13,93,326.15 as on 11.06.2025 + an 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 16th day of December 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, Navyug College Branch for an amount of Rs. 13,93,326.15 as on 11.06.2025 + an applied interest thereon + 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 Right Title and Interest in "Flat No. C-404" 4th Floor, Adm. 37.86 Sq.mtrs. Carpet area 6 Adm. 41.27 Sq.mtrs Built-up area along with undivided Proportional Share Admeasuring 17.14 Sq. Mtrs. in the Land underneath the said Building No. C of "Balaji residences" situated on the Land bearing Revenue Survey No. 159/3A, 159/3B, Block No. 256, Admeasuring 8498 Sq. Mtrs., T.P. Scheme No. 62 (Dindoli - Bhestan - Bhedwad), Final Plot No. 60, Admeasuring 5524 Sq.mtrs. of Village - Dindoli, Sub - District - Udhana, District - Surat. Property in the name of Mrs. Hamaliben Sunilkumar Surati. Bounded by :- North : Adj. Building No. B, East : Adj. 24.00 Meter Road, South : Adj. Building No. D, West : Adj. C.O.P.
Sd/-
Date : 16.12.2025, Place : Surat
Authorised Officer, Bank of Baroda

Bank of Baroda, Sargasan Branch, Atria The Business Hub, Kh-0, Sargasan, Gandhinagar, Gujarat-382421.
Phone: 079-29750378 • Email: sargasan@bankofbaroda.com

NOTICE TO BREAK OPEN THE LOCKER
Consequent upon non-payment of rent which was not paid in terms of Safe Deposit Locker Agreement executed between the Locker Holders & the Bank, the Termination Notice & Break Open Notice were sent through post to the following Locker Holders on their registered address however the said Notices returned undelivered and in spite of all other efforts made in terms of the said locker agreement, the locker holders neither responded nor be traced.

Sr. No.	Branch	Name of Locker Holder	Address	Date of Notices	Locker No.	Overdue rent (actual in ₹)
1	Sargasan	SUNIL MISHRA	29, SUKHANAND BAGECHI, NEW CHAND POLE ROAD, SIWANCHI GATE, JODHPUR, RAJASTHAN-342001	i) 09.10.2024 ii) 08.05.2025	4597CX0037	18263.00
2	Sargasan	VIPUL R. JANI	PLOT NO. 60/2 SARGASAN, SARGASAN, SARGASAN, SARGASAN-382007	i) 07.12.2024 ii) 08.05.2025	4597AX0030	7080.00

In terms of the provisions of above Locker Agreement, we hereby give you notice that if the locker is not surrendered & the key of the locker is not returned within a period of 3 months from the date of this notice, we will proceed to break open your locker, whether you remain present or not, on 19.03.2026 at 10.15 A.M and while breaking open the Locker an inventory of the contents recovered from the Locker, if any, shall be prepared. Further, the overdue rent, penalties, charges, break open charges & other expenses shall be recovered from you & the contents of the Locker shall be dealt with, in terms of executed locker agreement and law.
Please note that any action taken by the Bank in the in the above regard is without prejudice to the rights, remedies & contentions available to the Bank and it shall be at your cost, liability, risk & responsibility, consequences and Bank shall not be liable in any manner whatsoever.
Date: 17/12/2025
Place: Gandhinagar
Sd/- Vikas Kumar Patel, Branch Head
Bank of Baroda, Sargasan branch

RBL BANK LTD.
Registered Office : 1st Lane, Shahupur, Kolhapur-416001
Branch Office at: RBL Bank Limited, 9th Floor, Technplex-I, Off Vest Savarkar Flyover, Goregaon (West) Mumbai-400 062

Securitisation Notice under S. 13(2) of SARFAESI Act, 2002
We, **RBL Bank Limited** the secured creditor of Applicant & Co-Appliment mentioned in below mentioned columns, do hereby inform you all that your account has been classified as Non-performing Account (NPA) in pursuant to the defaults in making payment / repayment of principal and interest and the amount mentioned in the below mentioned columns is now due and payable by you as on the date of the notice, together with further interest thereon to **RBL Bank Ltd.** In spite of our repeated demands, you have failed and neglected to make payment / amount(s) outstanding in your account(s) and you have not discharged your liabilities.
We, therefore, issued notice under section 13(2) of Chapter III of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, demanding payment of the amounts together with further interest applicable at the contracted rates, costs, charges, other moneys to discharge your liabilities in full within **60 days** from the date of the notice.

Loan Account Nos., Name of the Borrowers, 13(2) Notice details & Symbolic Possession Date	Mortgaged Property Details				
1. Mr. Rajeshbhai Najabhai Chauhan (Applicant & Mortgagor) 2. Mrs. Jayaben Rajeshbhai Chauhan (Co-Appliment & Mortgagor) Address of Correspondence 1. Shree Hamir Krupa, Street No. 8, Behind Gandhigram Police Chowki, Gandhigram, Rajkot, Gujarat. 360 007. 2. Flat No. 202, Siddhi 5, Wing M, Jamnagar Road, Opposite government Godown, Rajkot, Gujarat. 360 006.	Description of Mortgaged Property Property Owned by: Mr. Rajeshbhai Najabhai Chauhan & Mrs. Jayaben Rajeshbhai Chauhan All that piece and parcel of Residential Property bearing Flat No. 202, 2nd Floor, Wing M, Siddhi 5 Apartment, (admeasuring about 51.80 Sq.Mtrs. i.e. 557.32 Sq.ft.s.), situated at Madhavar Revenue Survey No. 10 Paiki, Plot No. 1 to 4, 9 to 13, 15 to 23 Paiki, Plot no. 13,16,19, 20 & 23 Paiki, Rajkot, Gujarat.360 005 Which is bounded and surrounded by... On or towards East : Margin open space and then other property, On or towards South : Wing N, On or towards West : Common Passage, Lift, Flat No.203, On or towards North : Flat No.202..				
<table border="1"> <thead> <tr> <th>Loan Account No.</th> <th>Loan Amount in Rs.</th> </tr> </thead> <tbody> <tr> <td>809002095386</td> <td>Rs.11,22,302/-</td> </tr> </tbody> </table>	Loan Account No.	Loan Amount in Rs.	809002095386	Rs.11,22,302/-	
Loan Account No.	Loan Amount in Rs.				
809002095386	Rs.11,22,302/-				
NPA Date : 03/10/2025 13(2) Notice dated : 12/12/2025 13(2) Notice amount : Rs.11,14,062/-					

Now the authorized officer of RBL Bank Ltd. do hereby publish the contents of the above demand notice as provided under the Rules for discharge your liabilities in full, failing which, we shall, without any further reference, be constrained to enforce the above-mentioned security created by you in our favour by exercising any or all the rights given under the said Act.
Please note that this publication is made without prejudice to such rights and remedies as are available to RBL Bank against the borrower and the guarantors of the said financial under law. You are further requested to note that as per section 13(13) of the said Act, you are restrained/prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of above secured asset, without our prior written consent.

Sd/-
RBL Bank Ltd.
Authorized Officer

Place: Rajkot
Date : 17/12/2025

Bank of Baroda : Prabhu Faliya, Dharampur, Dist: Valsad, Gujarat-396050
E-mail: dhabul@bankofbaroda.co.in; Telephone: +91- 96876 80724

ANNEXURE -1 - REDEMPTION NOTICE
Notice under Rule 6(2) and/or 8(6) of the Security Interest (Enforcement) Rules, 2002

Ref No. DHABUL/Redemption/1____ Date: 05.12.2025

1. Ms Shiv Building Products (a proprietorship concern/ borrower),
Having Registered Office at: Kata No. 502, Rola Gam, Near National Highway No. 48, District Valsad-396375.
Factory At : Old Block No. 166/4, New Block No. 740, Khavel, Dharampur, Valsad-396001

2. Mr. Atulbhai Raghavbhai Tank (proprietor/borrower/mortgagor)
804, Vishwamitri Building, Sardar Heights, Tilhal Road, District Valsad-396001.

3. Mrs. Geetaben Atulbhai Tank (Guarantor/mortgagor),
804, Vishwamitri Building, Sardar Heights, Tilhal Road, District Valsad-396001.

Re: Notice under Rule 6(2) & 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002).
Ref:- 1. Demand Notice dated 30.07.2025 issued u/s 13(2) of SARFAESI Act 2002.
2. Possession Notice dated 06.11.2025 issued u/s 13(4) of SARFAESI Act 2002.

Whereas the Authorised Officer of the Bank of Baroda, Branch Dharampur, Prabhu Faliya, Dharampur, District Valsad-396050, being Secured Creditor Bank in exercise of the powers conferred u/s 13(2) of the SARFAESI Act 2002 (hereinafter referred as "Act") read with Rules 3 of Security Interest (Enforcement) Rules 2002 (hereinafter referred as "Rules") issued demand notice dated 30.07.2025 calling upon you being Borrower (s)/ Mortgagor (s)/ Guarantor (s) to repay the amount stated in the said demand notice within 60 days from receipt of said notice.

And where as you have failed to repay the amount, the undersigned in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules have taken over the Possession of Secured Assets (hereinafter referred as the said properties) more particularly described herein below Schedule. (Copy of Possession Notice dated 06-11-2025 is attached herewith for ready reference)

Even after taking possession of the secured asset, you have not paid the amount due to Bank as mentioned in above Possession Notice. Your attention is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the secured assets.

Therefore you are all requested to pay the dues as mentioned in possession notice along with applicable interest, cost, charges & expenses within 30 days from receipt of this notice and redeem the secured asset as mentioned below. In case you fail to pay the above mentioned dues & redeem the secured asset within 30 days from receipt of this notice, Bank will be constrained to sell the secured asset through public e-Auction by publication of e-Auction Sale notice. The date, time of e-auction and Reserve Price of the property shall be informed to you separately.

Schedule of Secured Assets/Properties

Sr. No.	Description of the Movable/Immovable Properties	Date of Possession	Type of Possession (Symbolic/Physical)	Date of Publication of Possession Notice (For Immovable property only)
1	"All the pieces and parcels of immovable property i.e. Flat no. 301 with super built up area admeasuring 1200.00 sq. ft. i.e. equivalent to 111.52 sq. mtrs., built up area admeasuring 861.00 sq. ft. i.e. equivalent to 79.99 sq. mtrs. on the 3rd floor of "A" Type building known as "Mirra" being part of housing project named and known as "Rajhans Swapna" constructed on land bearing Final Plot No. 2 and 3, T. P. Scheme No. 22 (Sarthana-Valak), Block No. 149 Paikae 1 admeasuring about 12905 sq. mtrs. and 149 Paikae 4 admeasuring 12141 sq. mtrs. (total admeasuring about 21491.68 sq. mtrs.) land of moje/Sarthana, Taluka Surat City, District Surat jointly owned by Mr. Atulbhai Raghavbhai Tank and Mrs. Geetaben Atulbhai Tank and is bounded as under: East: Adj. Flat No. 202; West: Adj. Society Common Space, North: Adj. Flat No. 204, South: Adj. Society Common Space."	06.11.2025	SYMBOLIC	07.11.2025

Chief Manager & Authorized Officer
Bank of Baroda, Dharampur Branch

IDBI BANK
Registered Office: IDBI Tower, World Trade Center Complex, Cuffe Parade, Mumbai, Pin - 400 005 CIN: L65190MH2004G0148838

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY THROUGH E-AUCTION
UNDER SARFAESI ACT 2002 APPENDIX IV-A [SEE PROVISIO TO RULE 8 (6) & 9 (1)]

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) & 9 (1) of the Security Interest (Enforcement) Rule, 2002. Notice is hereby given to the public in general and in particular to the Borrowers, Co- Borrowers, Mortgagors and Guarantors that the below described immovable property mortgaged / charged to IDBI Bank Ltd., the Physical/Symbolic Possession of which has been taken by the Authorised Officer of IDBI Bank Ltd., Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is", and "Without Recourse Basis" on 19/01/2026 for recovery of respective amount(s), at respective reserve price(s) and EMD(s), as mentioned below

Property no. 1
Name of the borrower: Mr. Rupeshbhai P Chavda & Mrs. Hansaben Pratulbhai Chavda
Mortgagors: Mrs. Hansaben Pratulbhai Chavda
Description of Property: All Pieces and Parcels of Immovable Property CHAMUNDA KRUPA, Plot No 139, Old Suryoday Society Juni, Street No 2, Studio Deep Street, B/h Mahadev Hall, Near Marutnagar, Off. Kothariya Road, Rajkot- 360002, Gujarat.

Demand Notice Date : 03/03/2025
Demand Amount : Rs. 23,00,144.00 (Rupees Twenty Three Lakh One Hundred Forty Four) as on 10/12/2024.

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date & Time of E-auction
Rs. 32,00,000/-	Rs. 3,20,000/-	17/01/2026	18/01/2026 (Till 4:00 PM)	19/01/2026 (11.00 A.M to 1.00 PM)

Property no. 2
Name of the borrower: Mr. Harsh Hetalbhai Vanpariya & Mrs. Ilaben Hetalbhai Vanpariya & Mr. Hetalbhai M Vanpariya
Mortgagors: Mrs. Ilaben Hetalbhai Vanpariya
Description of Property: All Pieces and Parcels of Immovable Property Flat No. A-501, 5th Floor, Wing - A, Gulmohar Tower, Opp. Bombay Silver-1, Off. Morbi Road, Nr. D. K. School, Area: Satellite Chowk, Nr. Satellite School, Rajkot City, Rajkot - 363003, Gujarat

Demand Notice Date : 27/11/2024
Demand Amount : Rs. 28,94,913/- (Rupees Twenty Eight Lakh Ninety Four Thousand Nine Hundred Thirteen Only) as on 10/09/2024

Reserve Price	EMD	Date of Inspection	Last Date of Submission of Bids along with EMD	Date & Time of E-auction
Rs. 32,00,000/-	Rs. 3,20,000/-	17/01/2026	18/01/2026 (Till 4:00 PM)	19/01/2026 (11.00 A.M to 1.00 PM)

Bid Enclosed Amount : By Rs. 25,000/- (Rupees Twenty Five thousand Only)

Gist of the terms & conditions appearing in Bid Document:

- Particulars specified in the schedule above have been stated to the best of the information. Authorized officer and/or Bank will not be answerable for any error, miss-statement or omission in this public notice.
- The E-auction shall be subject to detailed terms and conditions in the bid documents available on www.idbibank.in or https://baanknet.com : For detailed procedure, auction process, bid documents, kindly contact Shri Umesh Singhania (M) 9667701574 email id-umesh.singhania@idbi.co.in, Shri. Birender (M) 9833791329 email id-birender@idbi.co.in, Shri. Kamesh Baberwal (M) 9723501977 email id-kamesh.baberwal@idbi.co.in or visit regional office (Retail Recovery) at: 2nd Floor, The Emporia Building, A.G. Chowk, Kalawad Road, Rajkot, Pin: 360005 on any working day between 11.00 am to 4.00 pm.
- For e-Auction support, please contact : PSB Alliance Pvt Ltd, Website: https://baanknet.com , Help Desk Number - M. No: 8291202220, E-mail: support.baanknet@psballiance.com
- This publication is also "Thirty Days " notice required under Rule 8 (6) of Security Interest (Enforcement) Rules, 2002.
- All statutory liabilities / taxes / maintenance fee / electricity / water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder/purchaser of the property. IDBI Bank Ltd. does not take any responsibility to provide information on the same.
- The sale will attract TDS as applicable under Section 194 (1A) Income Tax Act, on culmination of sale depending on total sale price.
- The GST, if any, attracted on sale of immovable property, the same will be borne by the successful bidder/purchaser.
- The successful bidder/purchaser will be required to deposit 25% of Sale Price (inclusive of EMD) at the time of confirmation of sale. The Balance amount of the sale price is to be paid within 15 days from the date of issue of letter of acceptance by IDBI Bank Ltd. or such extended period as may be agreed in writing by Authorized Officer (AO) but not beyond 3 months.
- The AO may permit inter-se bidding among the qualified bidders. The AO reserves the right to accept or reject all/bids without assigning any reason. In case all the bids are rejected, the AO reserves the right to sell the assets by any modes as prescribed in the Security Interest (Enforcement) Rules, 2002.
- Earnest Money Deposit (EMD) will not carry any interest.

Date: 18/12/2025
Place: Rajkot
Sd/- Authorized Officer,
IDBI Bank Limited

VASTU HOUSING FINANCE CORPORATION LTD
Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road, Sewri (West), Mumbai 400015. Maharashtra.
CIN No.: U65922MH2005PLC272501

POSSESSION NOTICE
Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the date mentioned below. The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S.N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Zaverbhai Samjibhai Kakkdiya, Asilaben Zaverbhai Kakkdiya, Mehul Javerbhai Kakkdiya, LP000000018463	13-Aug-25 Rs.1496013 as on 11-Aug-25	Residential House over land measured 74-80 Sq. Mtr. Of Plot No. 47 48(p), situated at botad R.S. No. 174/2/3 (p) Tal. Dist. Botad-364710 North-7-50 meter road/7-50 meter road, South-Lagu S. No. 198 paiki and 174 paiki/Lagu S. No. 198 paiki and 174 paik, East-Lagu Plot No. 48/Lagu Plot No. 48 paik, West- Plot No. 47 paiki/Lagu Plot No. 47 paik	Symbolic Possession Taken on 13-Dec-25

Date : 18.12.2025
Place : Botad
Authorised officer
Vastu Housing Finance Corporation Ltd

DEBTS RECOVERY TRIBUNAL-I
Ministry of Finance, Department of Financial Service, Government of India
2nd Floor, Bhikhubhai Chambers, Nr. Kochrab Ashram, Ellisbridge, Paldi, Ahmedabad-380 006

FORM NO.22 (Earlier 62) [Regulation 37 (1) DRT Regulations, 2015] [See Rule 52 (1) of the Second Schedule to the Income-tax Act, 1961]
E-AUCTION/SALE NOTICE THROUGH REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM
PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

R.C. No. 158/2015	O.A. No. 462/2014
Certificate Holder : Union Bank of India	
V/s	
Certificate Debtors : M/S. Ashutosh Cotton Industries & Ors.	
To.	
CD NO. 1	M/s. Ashutosh Cotton Industries, A Partnership Firm duly constituted under the provisions of Partnership Act, 1932 having its Office At: Zilwana, Taluka Sami, Harji District: Patan.
CD NO. 2	Mukeshkumar Madhusudan Vyas, Sued in the capacity of Partner as well as Guarantor of Defendant No.1, Ramnagar, Society, Nr. Harji Nagrik Bank, Harji District: Patan.
CD NO. 3	Nagajibhai Ratansibhai Aadal (alias Adarbhail), Sued in the capacity of Partner as well as Guarantor of Defendant No.1, 5132/34, Thaker Sheri, Harji, District: Patan.
CD NO. 4	Mehmoodbhai Aamjibhai Shaikh, Sued in the capacity of Partner as well as Guarantor of Defendant No.1, Kumbhar Chali, Harji, District: Patan.
CD NO. 5	Bashirahmed Aamjibhai Shaikh, Kumbhar Chali, Harji, District: Patan.
CD NO. 6	Narberham Savalibhai Lafa, At: Wani, Taluka: Tharad, District: Banaskantha
CD NO. 7	Zarinaben Nabibhahi Shaikh, Kumbhar Chali, Harji, District: Patan
CD NO. 8	Rajendrakumar Babulal Thaker, Thaker Sheri, Harji, District: Patan.

The under mentioned property will be sold by Public E-auction sale on 19th January, 2026 for recovery of sum of Rs. 6,43,22,043-00 (Rupees: Six crores Forty Three lakhs Twenty Two thousand Forty Three only) plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT-I (less amount already recovered, if any), from M/S. Ashutosh Cotton Industries & Ors.

DESCRIPTION OF PROPERTY

No. of lots	Description of the Property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Reserve Price below which the property will not be sold	EMD 10% of Reserve price or Rounded off
1	2	7	8
Lot No.		Reserve Price (in ₹)	10% EMD (in ₹)
1	Southern part of survey No. 255 paiki area admeasuring 5530 sq.mtrs alongwith admeasuring construction thereupon total construction area 879 sq. mtrs. near Momai Oil Industries & Aditya Oil Industries, near Sami-Radhanpur Road village Zilwana, Taluka Sami, Harji, District: Patan.	27,81,000/-	2,78,100/-
2	Plot No. 29, 30, 45, 103, 179, 180, 181, total area admeasuring 500.28 sq.mtrs City survey No. 874, 875 paiki 1, 875 paiki-2, NA land Deepdarshan Residency, near Harji Jaska Road, Taluka: Harji, District: Patan.	2,25,000/-	22,500/-
3	Shop no 66 (shop Nos. 1, 2, 3, 4, 5), total built up area 58.44 sq. mtrs., City survey No. 621, 622, sheet No. 54, near Khoja Chali, opposite Dena (now Bank of Baroda), main market road, Taluka Harji, District: Patan.	4,53,000/-	45,300/-
4	NA land total Not admeasuring 44.31 sq. mtrs construction area 86.66 sq. mtrs, City survey No. 740, sheet No. 54 Khoja, Chali, Vasrampura, near Chali, main market road, mouje Harji, District: Patan.	9,36,000/-	93,600/-
5	City survey No. 2289 House No. 1, sheet No. 70, Chalta No. 99, land admeasuring 20.07 sq.mtrs. and construction area 40.13 sq.mtrs, situated at Kumbhar Chali, NearAPMC Market Road, Taluka Harji, District: Patan.	4,14,000/-	41,400/-
6	City survey No. 2285, House No. 1, sheet No. 70, total land admeasuring 28.66 sq.mtrs. construction area, 57.33 sq. mtrs, situated at Kumbhar Chali Near APMC, Market Road, Taluka Harji, District: Patan.	4,68,000/-	46,800/-
7	NA land total admeasuring 68.34 sq.mtrs construction area 48.33 sq. mtrs City survey No. 3834, sheet No. 36 Thaker Sheri, near Patel Vas main market road, mouje Harji, District: Patan.	2,79,000/-	27,900/-

3. Revenue assessed upon the property or any part thereof - Not known
4. Details of any other encumbrance to which property is liable - Not known
5. Valuation also state Valuation given, if any, by the Certificate Debtor - No
6. Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value - Not known

1. Auction/bidding shall only be through online electronic mode through the e-auction website i.e. https://baanknet.com/
2. The intending bidders should register the participation with the service provider-well in advance and get user ID and password for participating in E-auction. It can be procured only when the requisite earnest money is deposited in prescribed mode below.
3. EMD shall be deposited by through RTGS/NEFT latest by 17.01.2026 as per details as under:

Bank Name and Address	Union Bank of India Asset Recovery Branch 1st Floor, Rangoli Complex, Opp. V.S. Hospital, Ellisbridge, Ashram Road, Ahmedabad-380006
Account Name	Union Bank of India
Account No.	559801980050000
IFSC Code No.	UBIN0555983

EMD deposited thereafter shall not be considered for participation in the e-auction

In addition to above, the copy of PAN Card, Address Proof and Identity Proof, E-mail ID, Mobile Number, in case of the company, copy of board resolution passed by the Board of Directors of the company or any other document confirming representation/attorney of the company and the Receipt/Counter File of such deposit should reach to the said service provider through e-auction website by uploading softcopies on or before 17.01.2026 and also hard copies alongwith EMDs deposit receipts should reach at the Office of Recovery Officer-II, DRT-I, Ahmedabad by 17.01.2026. It is also held that earnest money of unsuccessful bidders shall be returned back in the respective accounts such bidders through the same mode of payment.

5. Prospective bidder may avail online training from service provider:

Name of Auction Agency	PSB Alliance (BAANKNET)
Helpline Nos.	Contact No +91 8291220220 and Mr. Kashyap Patel (Mobile No. 9827493060)
Email Address	Support.Baanknet@psballiance.com
Website	https://baanknet.com

Contact Details

Name	Mr. S. Santosh Kumar, Bank Officer
Contact Details	97319 99609

7. Prospective bidders are advised to visit website https://baanknet.com for detailed terms & conditions and procedure of sale before submitting their bids.
8. The property shall not be sold below the reserve price.
9. The property shall be sold in 07 lot, with Reserve Price as mentioned above lot.
10. The bidder shall improve offer in multiples of ₹

Continue From Previous Page...

F. Allocation to Anchor Investor (After Rejection): The Company in consultation with BRLM allotted 5,52,000 Equity Shares to 2 (Two) Anchor Investors at an Issue Price of ₹ 96/- per share in accordance with SEBI (ICDR) Regulations, 2018. The details of the Basis of Allotment of the said category are as under:

Category	FIs/Banks	MF's	VCF	NBFCs	AIF	FPI	Others	Total
Anchor	-	-	-	-	5,22,000	5,22,000	-	10,44,000

The Board of Directors of our Company at its meeting held on December 16, 2025 has taken on record the basis of allotment of Equity Shares approved by the designated Stock Exchange, being BSE and has allotted the Equity Shares to various successful applicants. The Allotment Advice Cum Refund Intimation have been mailed to the address of the investors as registered with the depositories. Further, instructions to the SCSBs have been dispatched / mailed for unblocking of funds and transfer to the Public Issue Account on or before December 17, 2025. In case the same is not received within ten days, Investors may contact the Registrar to the Issue at the address given below. The Equity Shares allotted to the successful allottees have been uploaded on December 16, 2025 for credit into the respective beneficiary accounts subject to validation of the account details with the depositories concerned. The Company is in the process of obtaining the listing and trading approval from BSE and the trading of the Equity Shares is expected to commence trading on December 18, 2025.

Note: All capitalized terms used and not defined herein shall have the respective meanings assigned to them in the Prospectus dated December 15, 2025 filed with the Registrar of Companies, Central Processing Centre ("RoC").

NOTICE TO INVESTORS

CORRIGENDUM CUM ADDENDUM TO PROSPECTUS DATED DECEMBER 15, 2025 (“Corrigendum”).

This Corrigendum is issued with reference to the Prospectus dated December 15, 2025. In this regard, investors/bidders are requested to note that the information relating to ***“Issue Related Expenses”***, as disclosed under the chapter titled ***“Objects of the Issue”*** on page 120 of the Prospectus dated December 15, 2025, stands modified and shall be read as set out below. All other information, disclosures, and terms and conditions of the Prospectus remain unchanged.

(Rs. In Lakhs)

Particulars	Estimated expenses	As a % of total estimated Issue related expenses	As a % of the total issue Size
Book Running Lead Manager Fees	30.00	5.00%	0.59%
Underwriting Fees	254.59	42.43%	5.00%
Market Maker Fees	16.00	2.67%	0.31%
Brokerage, selling commission and upload Fees	220.43	36.74%	4.33%
Sponsor Bank Fees	1.00	0.17%	0.02%
Fees payable to Registrar to Offer	1.50	0.25%	0.03%
Fees payable to Legal Advisor	6.13	1.02%	0.12%
Statutory Advertisement Expenses	3.00	0.50%	0.06%
Statutory Printing Expenses	2.00	0.33%	0.04%
Regulators including stock exchanges Fees	8.60	1.43%	0.17%
Fees for Depositories	1.75	0.29%	0.03%
Peer Review Auditor Fees	10.00	1.67%	0.20%
Other including the ROC fees, marketing and promotion expenses, Stamp duty and other misc. expenses of professionals as above mentioned etc.	45.00	7.50%	0.88%
Total Estimated Offer Expenses	600.00	100.00%	11.78%

"The above changes are to be read in conjunction with the Prospectus dated December 15, 2025 unless indicated otherwise, and accordingly their references in the Prospectus stand updated pursuant to this Corrigendum. All capitalised terms used in this Corrigendum shall, unless the context otherwise requires, have the meaning ascribed to them in the Prospectus."

INVESTORS, PLEASE NOTE

The details of the allotment made would also be hosted on the website of the Registrar to the Issue, **Purva Shareregistry (India) Private Limited** at newissue@purvashare.com.

All future correspondence in this regard may kindly be addressed to the Registrar to the Issue quoting full name of the First/ Sole applicants, serial number of the Application Form, number of shares applied for and Bank Branch where the application had been lodged and payment details at the address of the Registrar given below:



PURVA SHAREGISTRY (INDIA) PRIVATE LIMITED

Address: 9 Shiv Shakti Industrial Estate, J. R. Boricha Marg, Lower Parel East, Mumbai - 400 011 Maharashtra, India

Telephone: +91 810 811 4949

Email: newissue@purvashare.com

Investor Grievance Email: newissue@purvashare.com

Contact Person: Deepali Dhuri, Compliance Officer

Website: www.purvashare.com

00001112

CIN: U67120MH1993PTC074079

Place: Ahmedabad

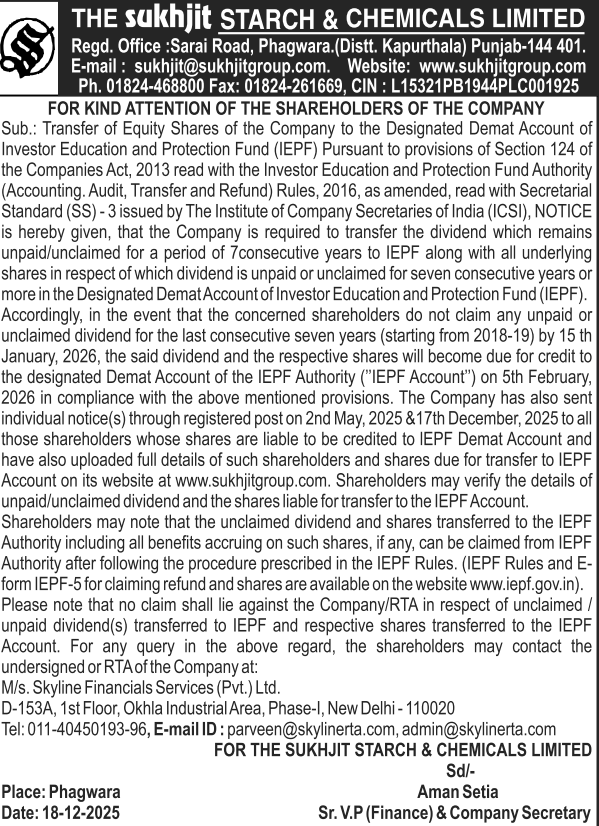
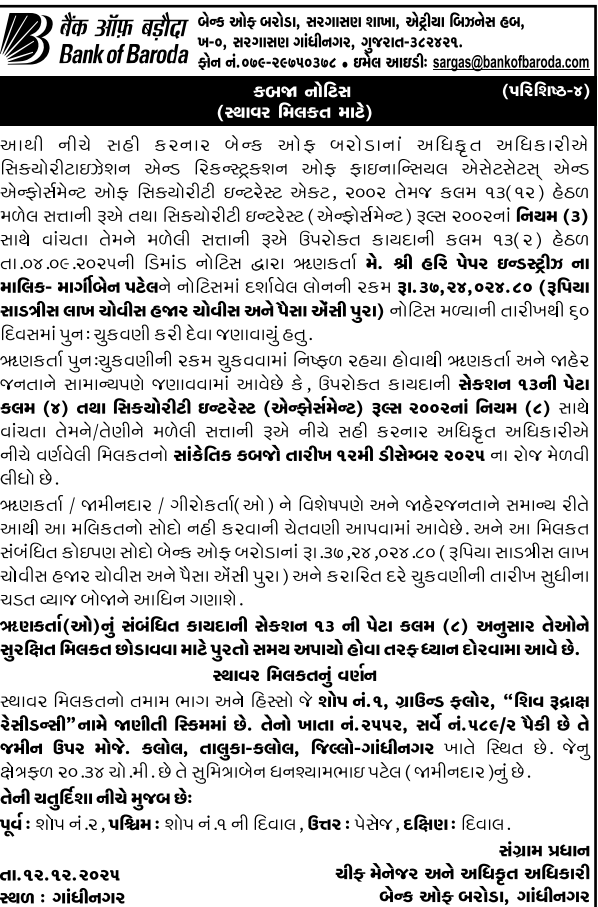
Date: December 17, 2025

THE LEVEL OF SUBSCRIPTION SHOULD NOT BE TAKEN TO BE INDICATIVE OF EITHER THE MARKET PRICE OF THE EQUITY SHARES ON LISTING OR THE BUSINESS PROSPECTS OF HRS ALUGLAZE LIMITED.

Note: All capitalized terms used and not defined herein shall have same meanings assigned to them in the Prospectus.

Disclaimer: HRS Aluglaz Limited has filed the Prospectus with ROC on December 15, 2025, and thereafter with SEBI and Stock Exchanges. The Prospectus is available on the website of SEBI at www.sebi.gov.in and website of BRLM, Cumulative Capital Private Limited at www.cumulativecapital.org. Investors should note that investment in Equity Shares involve a high degree of risk and for details relating to the same, please see ***“Risk Factor”*** beginning on page 31 of the Prospectus.

The Equity Shares have not been and will not be registered under U.S. Securities Act of 1933, as amended ("the Securities Act") or any state securities laws in the United States, and unless so registered, and may not be offered or sold within United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in accordance with any applicable U.S. state securities laws. The Equity Shares are being offered and sold outside the United States in "offshore transactions" in reliance on Regulations under Securities Act and the applicable laws of each jurisdiction where such offers and sales were made. There will be no public offering in the United States.



ભારતીય સ્ટેટ બેંક

સ્ટ્રેટ્સ એસેટ્સ રીકવરી શાખા (એસએઆરબી)
સરનામું : ચોથો માળ, એસબીઆઈ બિલ્ડિંગ,

[illegible]

દેવાદાસ/જામીનદારો આ રૂઠમ પરત ચૂકવવામાં નિષ્ફળ ગયા હોવાથી, **દેવાદાસ/જામીનદારો** અને બાહેર જનતાને આ નોટીસ દ્વારા જણાવવામાં આવે છે કે નીચે સહી કરનારે તેમની મળેલી સાતની ઉપયોગ કરીને કથિત એક્ટની કલમ ૧૩(૪) સાથે વાંચતા કથિત રૂઠના **રૂલ ૪ અને ૮**, અત્યેક ખાતાની સામે દર્શાવેલ તારખે નીચે જણાવેલ મિલકતનો **પ્રત્યક્ષ** કારણે લીધેલ છે.

ખાસ કરીને નીચે જણાવેલ દેવદાર/ખમીનદારને જળે જાહેર જનતાને આથી ચેતવણી આપામાં આવે છે કે મિલકત(તો) અંગે કોર્પેશન પ્રકારનો વ્યવહાર કરવો નહીં અને મિલકતો સાથે કરેલો કોર્પેશન પ્રકારનો વ્યવહાર ભારતીય સ્ટેટ બેંકની નીચે દર્શાવેલ બાકી રકમ સાથે વધુ વ્યાજ, ખર્ચ,આકસ્મિક ખર્ચ, ચાર્જસ વગેરે સહિત રહેશે.

સિક્કચોર્ડ મિલકતો છોડાવવા માટે ઉપલબ્ધ સમય અંગે કાયદાની કલમ ૧૩ની પેટા કલમ (૮)ની જોગવાઈઓ પ્રત્યે દેવાદાર/જામીનદારો નું ધ્યાન દોરવામાં આવે છે.

દેવાદારજું નામ અને સરનામું	માલિકજનું નામ	ઍકેનો ગીરવેર / ચાર્જડ કરાયેલ મિલકતજનું વર્ણન	ડિમાન્ડ નોટીસની તારીખ/ કલબજાની તારીખ	બાકી રકમ
શ્રીમતી સંગીતાલોભ કાનજીભાઈ પુરબિયા	શ્રીમતી સંગીતાલોભ કાનજીભાઈ પુરબિયા	સ્થાવર મિલકત : યુનિટ નં. સી-૧૦૩, “આકાશ હોમ્સ” માં આવેલ બ્લોક-સી ના પહેલા માળ પર જેનું અંદાજિત કાર્પેટ એરીયા ૪૦.૬૭ ચો.મી., લોશ એરીયા અંદાજિત ૨.૦૯ ચો.મી. અને અવિનાશજીત હિસ્સાઓ અંદાજિત ૧૭.૦૭ ચો.મી. બીજા ખેતીલાયક જમીન પર બંધાયેલ ફાર્બલ પ્લોટ નં. ૭૩/૨ (મોજે ફુટે હવાવાડીના સર્વે નં. ૪૨૪/૩ ના બદલામાં ફાળવેલ) + ૨૬/૧ (મોજે ઓકફના સર્વે નં. ૩૦૧/૧ ના બદલામાં ફાળવેલ), ટીપી સ્કીમ નં. ૮૮ (સરખેવ-ઓકફ-ફુટે હવાડી-સેનાલ) તાલુકા વેવલપુર, રજીસ્ટ્રેશન જીલ્લો અમદાવાદ અને સળ જિલ્લો અમદાવાદ -૪ (પાલડી) ગુજરાત રાજ્યની હદમાં આવેલ છે.	૧૨.૦૨.૨૦૨૫ ૧૪.૧૨.૨૦૨૫	તા. ૧૧.૦૨.૨૦૨૫ના રોજ વધુ વ્યાજ, આકસ્મિક ખર્ચ, ખર્ચ, ચાર્જ વગેરે સહિત રૂ. ૩૧,૭૭,૧૫૫.૩૯ (૩૧. ચોવીસ લાખ સિત્થોતેર હજાર એકોસો પંચાશબ અને ઓગણચાલીસ પૈસા પુરા)
ગોલ્ડન ફ્લાયર ઈ-કોમ પ્રાઈવેટ લિ. (દેવાદાર) અને તેમના ડાયરેક્ટર અને જામીનદારો : શ્રીમતી ડીવીનેશ ધર્મેશ ઠાકર (ડાયરેક્ટર અને જામીનદાર), શ્રી ધર્મેશ હરેન્દ્રકુમાર ઠાકર (ડાયરેક્ટર અને જામીનદાર), શ્રીમતી કેતકી એ. પંડ્યા (જામીનદાર) અને યુનિફલવર ફેસ ફેશન પ્રાઈવેટ લિમિટેડ (કોર્પોરેટ જામીનદાર)	શ્રીમતી ડીવીનેશ ધર્મેશ ઠાકર અને શ્રી ધર્મેશ હરેન્દ્રકુમાર ઠાકર	સ્થાવર મિલકત : ફ્લેટ નં. યુ-૨૦૮, અંદાજિત લેઝરફા ૮૩.૬૧ ચો.મી. (સુપર જિલ્ડ અપ એરીયા) બીજા માળ સ્થિત છે “શ્રીનંદ નગર વિમાનગ-૨” “શ્રીનંદ નગર-૨” કો.ઓપ. હાઉસિંગ સોસાયટી લિ.” નામની બાંધતી સ્કીમ જેનું બાંધકામ સર્વે નં. ૫૦૨/એ/૧ ના સળ પ્લોટ નં. ૭ (સેક્ટર-૭/બી પેકી) મોજે વેવલપુર, રજીસ્ટ્રેશન ડિસ્ટ્રીક્ટ અમદાવાદ અને સળ ડિસ્ટ્રીક્ટ અમદાવાદ-૪ (પાલડી) ખાતે સ્થિત છે.	૦૪.૦૨.૨૦૨૫ ૧૪.૧૨.૨૦૨૫	તા. ૦૩.૦૨.૨૦૨૫ના રોજ વધુ વ્યાજ, આકસ્મિક ખર્ચ, ખર્ચ, ચાર્જ વગેરે સહિત રૂ. ૨,૪૬,૦૫,૧૯૨.૦૮ (૩૧. બે કરોડો છતાળીસ લાખ પાંચ હજાર એકોસો બાળી અને આઠ પૈસા પુરા)
ગોલ્ડન ફ્લાયર કલર બ્રાન્ડેડ પ્રાઈવેટ લિમિટેડ અને તેમના ડાયરેક્ટર/ જામીનદારો : શ્રીમતી કેતકી આયિષ પંડ્યા (ડાયરેક્ટર અને જામીનદાર), શ્રીમતી ડીવીનેશ ધર્મેશભાઈ ઠાકર (ડાયરેક્ટર અને જામીનદાર), શ્રીમતી હેમાંગી કશ્યપકુમાર દવે (જામીનદાર), આયિષ દિપક પંડ્યા (જામીનદાર) અને યુનિફલવર ફેસ ફેશન પ્રાઈવેટ લિમિટેડ (કોર્પોરેટ જામીનદાર)	શ્રી આયિષ દિપક પંડ્યા	ફ્લેટ નં. એમ-૪૦૭, અંદાજિત લેઝરફા ૬૬.૮૮ ચો.મી. (સુપર જિલ્ડ અપ એરીયા) ચોથા માળ પર સ્થિત છે “શ્રીનંદ નગર વિમાનગ-૨” “શ્રીનંદ નગર-૨” કો.ઓપ. હાઉસિંગ સોસાયટી લિ.” નામની બાંધતી સ્કીમ જેનું બાંધકામ સર્વે નં. ૫૦૨/એ/૧ ના સળ પ્લોટ નં. ૭ (સેક્ટર-૭/બી પેકી) મોજે વેવલપુર, રજીસ્ટ્રેશન ડિસ્ટ્રીક્ટ અમદાવાદ અને સળ ડિસ્ટ્રીક્ટ અમદાવાદ-૪ (પાલડી) ખાતે સ્થિત છે.	૦૪.૧૧.૨૦૨૪ ૧૪.૧૨.૨૦૨૫	તા. ૦૪.૧૧.૨૦૨૪ ના મુજબ રૂ. ૩,૩૭,૯૭,૯૮૬.૬૩ (ત્રણ ચાર કરોડ સાડસીસ લાખ સવાળું હજાર નવસો છતાળીસ અને ત્રેસક પૈસા પુરા)

તારીખ : ૧૪.૧૨.૨૦૨૫
સમય : અમદાવાદ

નોંધ : વિવાદની સ્થિતિમાં આ નોટીસનો અંગ્રેજી અનુવાદ માન્ય ગણવામાં આવશે.

