



NSL/CS/2023/05
Date: January 24, 2023

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

Scrip Code: 542231

Dear Sir,

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

Scrip Symbol: NILASPACES

Reg: Submission of Newspaper Publication of Extract of Financial Results for the Third Quarter ended on December 31, 2022

Pursuant to Regulation 47 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we are hereby submitting newspaper publication of Extract of un-audited Standalone & Consolidated Financial Results for the third quarter ended on December 31, 2022, as published in the Business Standard- English and Loksatta Jansatta- Gujarati in January 24, 2023 edition.

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

Thanking you,
Yours faithfully,
For, Nila Spaces Limited

Ms. Gopi Dave
Company Secretary

Encl: a/a

Union Bank Bhawan
2nd Floor, Near Kala Ghoda, Sayajiganj,
Vadodara, Gujarat. Ph. (0265) 2225286

Appendix-4(Rule-8(1)) POSSESSION NOTICE (for immovable property)

Whereas, The undersigned being the Authorized Officer of Union Bank of India, Nizampura Branch, Nizampura, Vadodara 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(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice dated 01-11-2022 calling upon the borrower Mr. Umeshkumar Ishwarbhai Patel & Mrs. Meena Umeshkumar Patel to repay the amount mentioned in the notice being Rs. 94,78,245.61 (Rupees Ninety Four Lacs Seventy Eight Thousand Two Hundred Forty Five and Paise Sixty One Only) plus further interest thereon 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 property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules ON THIS 18TH DAY OF JANUARY OF THE YEAR 2023.

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 the Union Bank of India, for an amount of Rs. 94,78,245.61 (Rupees Ninety Four Lacs Seventy Eight Thousand Two Hundred Forty Five and Paise Sixty One Only) and further interest thereon.

The borrowers, legal heirs (known & unknown) attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured assets.

DESCRIPTION OF IMMOVABLE PROPERTY

All that piece and parcel of the immovable property bearing Plot / House No. 12, "Tapovan Society" Opp. Ghelani Petrol Pump, Nizampura, Vadodara, admeasuring about 252.13 Sq. Mtrs. (2712.92 Sq. Fts.), constructed on land bearing Revenue Survey No. 32 & 33, Sheet No. 40, City Survey No. 1145 of mouje Nizampura, within Registration Dist. & Sub Dist. Vadodara. Bounded: East: Road of Society, West: Block No. 11, North: Block No. 13, South: Road.

Date: 24.01.2023
Place: Vadodara

Authorised Officer
Union Bank of India

NILA SPACES LIMITED
(CIN : L45100GJ2000PLC083204)
Registered Office: 1st Floor, Sambhav House, Opp. Chief Justice's Bungalow, Bodakdev, Ahmedabad - 380 015.
Phone: + 91 79 4003 6817/18 Fax: + 91-79-26873922
E-mail: secretarial@nilaspaces.com Website: www.nilaspaces.com

EXTRACTS OF STANDALONE AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON 31ST DECEMBER, 2022
(₹ in Lakhs, Except per Share Data)

SN	Particulars	Standalone						Consolidated					
		Quarter Ended			Nine Months Ended			Quarter Ended			Nine Months Ended		
		31/12/2022	30/9/2022	31/12/2021	31/12/2022	31/12/2021	31/3/2022	31/12/2022	30/9/2022	31/12/2021	31/12/2022	31/12/2021	31/3/2022
	(Refer Notes below)	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	
1	Total Income from Operations (net)	62.96	84.38	172.80	309.66	896.77	1,071.87	62.96	84.38	157.45	309.66	729.45	933.99
2	Net Profit / (Loss) for the period (before Tax, Exceptional Items)	(194.63)	(20.65)	23.94	(177.49)	207.28	189.02	(194.68)	(20.46)	8.59	(177.18)	57.28	68.69
3	Net Profit / (Loss) for the period before tax (after Exceptional Items)	(194.63)	(20.65)	23.94	(177.49)	207.28	189.02	(194.94)	(21.60)	8.20	(178.98)	55.66	64.84
4	Net Profit / (Loss) for the period after tax (after Exceptional Items)	(138.90)	(12.88)	19.42	(128.08)	143.15	129.02	(139.21)	(13.83)	7.35	(129.57)	37.89	(12.12)
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(138.49)	(12.47)	20.02	(126.85)	144.95	130.67	(138.80)	(13.42)	7.95	(128.34)	39.69	(10.47)
6	Equity Share Capital (Face Value of ₹.1/- per share)	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89	3,938.89
7	Reserves and Surplus (Excluding Revaluation Reserve)						8,766.26						7,884.36
8	Earning per share of ₹. 1/- each (from Continuing and Discontinuing Operations)												
	Basic (in ₹)	(0.04)	(0.00)	0.00	(0.03)	0.04	0.03	(0.04)	(0.00)	0.00	(0.03)	0.01	(0.00)
	Diluted (in ₹)	(0.04)	(0.00)	0.00	(0.03)	0.04	0.03	(0.04)	(0.00)	0.00	(0.03)	0.01	(0.00)

1 The above is an extract of the detailed format of quarter and Nine Months ended Financial Results reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on January 23, 2023 and the same is filed with the SSE Limited and National Stock Exchange of India Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of quarter and Nine Months ended Financial Results and Notes thereto are available on the website of the Stock Exchanges at www.bseindia.com and www.nseindia.com and also on the Company's website at www.nilaspaces.com.

Place : Ahmedabad
Date : January 23, 2023

For and on behalf of the Board of Directors
Anand B Patel
Managing Director
DIN: 07272892



पंजाब नैशनल बैंक Punjab National Bank

Circle SASTRA: 6th Floor, Gujarat Bhavan, Ellisbridge, Ashram Road, Ahmedabad.

E-mail: cs4517@pnb.co.in Ph.: 8511156915 (Mr. Bhavik Khatri) / 8469500021 (Mr. Sunilkumar Chavla)

Public E-auction Notice for Sale of Immovable Properties Lot No. 1 to 9 on 24.02.2023 & Lot No. 10 to 12 on 28.02.2023

Last Date of Submission of EMD and Bid Documents: Lot No. 1 to 9 on 23.02.2023 & Lot No. 10 to 12 on 27.02.2023 up to 5.00 pm

Date & Time of Inspection: Lot No. 1 to 9 on 22.02.2023 & Lot No. 10 to 12 on 24.02.2023 (Between 3:00 pm to 5:00 pm)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 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 property mortgaged/charged to the Secured Creditor, the constructive/physical/symbolic possession of which has been taken by the Authorized Officer of Bank/Secured Creditor, will be sold on "As is where is", "As is what is" and "Wherever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/Secured Creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit (EMD) will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of Branch	Name of the Account	Description of the Immovable Properties Mortgaged/Owner's Name (Mortgagors of Property/ies)	E) Date of Demand Notice u/s. 13(2) of SARFAESI Act 2002 F) Outstanding Amount G) Possession Date u/s. 13(4) of SARFAESI Act 2002 H) Nature of Possession Symbolic / Physical / Constructive	A) Reserve Price (Rs. in Lakhs) B) EMD (Rs. in Lakhs) C) Bid Increase Amount	Date and Time of E-Auction	08 Shri Dinesh Kumar Khemchand Shah Satellite Branch, Ahmedabad	All that piece or parcel of immovable property as bearing city survey no-2662 admeasuring 58.52.91 Sq. Mtrs. bearing Municipal Census no 1719 situate lying and being at Khadia ward-1 Registration Dist-Ahmedabad and Sub Dist - Ahmedabad - 1 (City) within the state of Gujarat.	E) 13.07.2017 F) Rs. 21,86,956.94 + Further Interest & Charges - Recovery if any G) 17.03.2019 H) Physical	A) 46.08 Lakhs B) 4.60 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon
01	M/s. Aditi Technologies Equipment		All that piece and parcel of immovable property being Flat No. J/102 First Floor, having construction area admeasuring 68.24 Sq.Mtrs. i.e 82 Sq. Yards in a Scheme known as "Pushpak Residency" of Pushpak Residency(Odhav) Co. Op. Housing Service Society Ltd., Land bearing Final Plot No.38/2 & TP Scheme No.112 Lying and situated at Village: Odhav, Taluka: Vatva, Dist. Ahmedabad and Registration Sub District Ahmedabad-7(Odhav)	E) 30.04.2021 F) Rs. 21,31,190.70 + Further Interest & Charges - Recovery if any G) 27.07.2021 H) Symbolic	A) 19.68 Lakhs B) 1.97 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon	09 Shiv Apparels	Flat No 12, First Floor, Sharvil Avenue (Shree Sahajanand owner's association) above Bank of Baroda, Nr. Maninagar under Bridge, Maniyash Society, Maninagar, Ahmedabad, within State of Gujarat. Admeasuring 125.58 sq yards. Owner: Smt. Konica Abhijit Haldar. Bounded by: North: Madhur Mangal Flat, South: 30 Ft. Road, East: Flat No. 11, West: 20 Ft. Road.	E) 03.07.2015 F) Rs. 69,54,148.00 + Further Interest & Charges - Recovery if any G) 12.10.2019 H) Physical	A) 32.13 Lakhs B) 3.20 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon
02	Arthikaben Parmar & Mr. Manish Kishorlal Parmar	Maskati Market Branch, Ahmedabad	All that piece and parcel of immovable Property of Flat No. E/404 admeasuring 114 Sq. Yard i.e 95.32 Sq. Mtrs., 4 th Floor along with undivided proportionate share in land measuring 33 Sq. Mtr. in scheme known as GIRIVAR PRIDE constructed on FP No. 78 of TP Scheme no 3 of Survey No. 250 at Mouje Odhav Taluka Vatva sub District Ahmedabad-7 (Odhav) within the state of Gujarat.	E) 28.04.2021 F) Rs. 25,32,101.20 + Further Interest & Charges - Recovery if any G) 03.08.2021 H) Physical	A) 19.50 Lakhs B) 1.95 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon	10 Best Bins & Pallets Pvt. Ltd.	All That part and parcel of immovable property being Non agriculture land bearing Survey No. 33/4, admeasuring about 3541 Sq. Mtrs. (Khata No. 252) situated lying and being at Mouje: Chiskari, Tal - Dehgam in the registration District and Sub District of Gandhinagar (Dehgam). Owned by Smt. Jignaben Sumanbhai Rathod alias Jignaben Vasudev Modi.	E) 17.10.2019 F) Rs. 5,26,75,892.99 + Further Interest & Charges - Recovery if any G) 30.12.2019 H) Physical	A) 47.80 Lakhs B) 4.78 Lakh C) 0.11 Lakh	Date: 28.02.2023 Time: 11:00 A.M. to 1:00 Noon
03	Mrs. Bindrawati J. Yadav	Maskati Market Branch, Ahmedabad	All that piece and parcel of immovable Property of Residential Flat No. I-201 on 2nd Floor, (as per AMC approval plan on 1st floor) construction admeasuring about 54.56 Sq Mtrs (Built up Area) together with undivided share of land admeasuring about 25.95 Sq Mtrs in the Scheme Known as "Shri Sharan", in situated and lying on freehold N.A. Land bearing T. P. Scheme No. 114 (Vastral-Ramol) of Final Plot No. 20/1/1 & 20/1/2 (allotted in lieu of Revenue Survey No. 759,777,778,803 and 760/1) paiki Final Plot No. 20/1/2 admeasuring about 5900 Sq mtrs at Mouje/Village - Vastral, Taluka - Dasroi in the Registration of District Sub District Ahmedabad-12 (Nikol) within the State of Gujarat.	E) 18.04.2018 F) Rs. 13,86,770.00 + Further Interest & Charges - Recovery if any G) 26.09.2018 H) Symbolic	A) 19.05 Lakhs B) 1.91 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon	11 Mitesh Kiribhai Patel	All that piece and parcel of the property of Mitesh Kiribhai Patel consisting of property situated at Shop No. FF/111, 112 & 113 to FF 114, 114 to 114/A, (as per Municipal B.U. plan wise Shop No. FF/3,4 and 4A) Admeasuring 2460 Sq. feet i.e. 160 Sq. Mtrs. Constructed area, on the first floor together with proportionate undivided share in the land admeasuring 32.00 Sq. mtrs. Area, of the scheme known as "Devnandan" situated opp. Sanyash Asharam, Ashram Road, Ahmedabad and lying on free hold Non Agriculture land for commercial purpose land bearing plot No. 515, Mouje- Chhadwad of Taluka -Sabamati in the district of Ahmedabad and registration sub district of Ahmedabad-3 (Memnagar).	E) 19.04.2021 F) Rs. 1,41,96,356.40 + Further Interest & Charges - Recovery if any G) 28.06.2021 H) Symbolic	A) 148.00 Lakhs B) 14.80 Lakh C) 0.11 Lakh	Date: 28.02.2023 Time: 11:00 A.M. to 1:00 Noon
04	Mr. Manharlal D. Makwana	Satellite Branch, Ahmedabad	All that piece or parcel of immovable property as Row House No. B/10 admeasuring 924 sq feet in scheme known as SIDDHANT Row House bearing survey no-63/1 T P Scheme no-128 and final plot no-14/1 admeasuring 1336 Sq. Mtrs. situated and lying at Village/Mouje-Vatva Taluka city- Ahmedabad and registration and sub district Ahmedabad-11 (Aslali) within the state of Gujarat.	E) 06.06.2022 F) Rs. 23,09,592.00 + Further Interest & Charges - Recovery if any G) 11.01.2023 H) Symbolic	A) 42.00 Lakhs B) 4.20 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon	12 M/s. Krish Agroveg	All that rights, title and interest as exclusive owners of IP being shop no. 9, Ground Floor, Built-up area admeasuring 160 Sq. Ft. in the scheme known as Ison Snon Trading Association of Mahalaxmi Food and Vegetable Market land bearing TP Scheme No. 3, Final Plot No. 800 paiki Sub Plot No. 33 situated and lying at Village Mouje Kochrab, Sabamati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babubhai Prajapati)	E) 01.02.2022 F) Rs. 1,27,09,867.72 + Further Interest & Charges - Recovery if any G) 18.05.2022 H) Physical	A) 24.29 Lakhs B) 2.43 Lakh C) 0.11 Lakh	Date: 28.02.2023 Time: 11:00 A.M. to 1:00 Noon
05	Mrs. Parulben Amratbhai Someshwara Shastri Park Branch, Ahmedabad		All that piece and parcel of immovable Property of Raw House No. 14 admeasuring 39.38 Sq. Mtrs. & undivided land adm. 13.76 Sq. Mtrs. Total 53.14 Sq. Mtrs. in "Sampad Row House Bungalow" which is part of panchayat Akami No. 1420/1 (Old Grampanchayat Milkat No. 1420) Wada Patrak No. 69 Gamtol Patrak No. 1049 admeasuring 1067 Sq. Yards i.e. 892 Sq. Mtrs. situated at Mouje - Vavol, Gamtol, Taluka - Gandhinagar in the Registration Sub District - Gandhinagar and District of Gandhinagar. within the state of Gujarat. Owned by Mrs. Parulben Amratbhai Someshwara, Mr. Amratbhai Somabhai Someshwara and Mr. Mehulbhai Amratbhai Someshwara. Bounded as: North: 20 Ft. Society Road, South: Open Land, East: Row House No. 13, West: Row House No. 15.	E) 14.12.2021 F) Rs. 28,68,651.00 + Further Interest & Charges - Recovery if any G) 22.03.2022 H) Symbolic	A) 37.07 Lakhs B) 3.70 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon		All that rights, title and interest as exclusive owners of IP being shop no. 40, Ground Floor, built up area admeasuring 100 sq. fts in the scheme known as Ison Square non trading association of Mahalaxmi Food and Vegetable market land bearing TP Scheme no. 3, Final Plot no. 800 paiki sub plot no. 33 situated and lying at Village Mouje Kochrab, Sabamati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babubhai Prajapati)	E) 01.02.2022 F) Rs. 1,27,09,867.72 + Further Interest & Charges - Recovery if any G) 18.05.2022 H) Physical	A) 20.27 Lakhs B) 2.03 Lakh C) 0.11 Lakh	Date: 28.02.2023 Time: 11:00 A.M. to 1:00 Noon
06	Mr. Ramesh Purnhotam Parmar	Satellite Branch, Ahmedabad	All that piece and parcel of immovable Property of registered equitable mortgage of Tenements A/182 having its area 81 Sq. Mtrs. at Sarvottamnagar of Shivbaug Sabamati Co. Op. Housing Society Ltd. constructed on NA land bearing Final Plot No. 110 allotted in lieu of Survey No. 269/1 paiki and Survey No. 269/2 paiki of Town Planning Scheme No. 20 situated at Mouje: Kall, Tal: Sabamati & Dist.: Ahmedabad and Registration Dist: Ahmedabad - 2 (Vadaj) Near New Railway Colony, Jawhar Chowk, Opp. Visat Petrol Pump, Sabamati, Ahmedabad - 380005 within the state of Gujarat.	E) 09.09.2022 F) Rs. 31,69,684.86 + Further Interest & Charges - Recovery if any G) 20.12.2022 H) Symbolic	A) 53.88 Lakhs B) 5.38 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon		All that rights, title and interest as exclusive owners of IP being shop no. 44, Ground Floor, built up area admeasuring 100 sq. fts in the scheme known as Ison Square non trading association of Mahalaxmi Food and Vegetable market land bearing TP Scheme no. 3, Final Plot no. 800 paiki sub plot no. 33 situated and lying at Village Mouje Kochrab, Sabamati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babubhai Prajapati)	E) 01.02.2022 F) Rs. 1,27,09,867.72 + Further Interest & Charges - Recovery if any G) 18.05.2022 H) Physical	A) 20.77 Lakhs B) 2.08 Lakh C) 0.11 Lakh	Date: 28.02.2023 Time: 11:00 A.M. to 1:00 Noon
07	Mr. Rameshchandra Ramsnehi Sharma	Satellite Branch, Ahmedabad	All that piece and parcel of immovable Property of Flat No. A/201 admeasuring 114 Sq. Yards i.e 80.27 Sq. Mtrs., 2nd Floor along with undivided proportionate share in land measuring 25.53 Sq Mtrs. in scheme known as SHILP ENCLAVE Survey No. 489/3 Land admeasuring 2934 Sq Mtrs. comprised in TP Scheme No. 20 (Chandkheda Kall) and allotted Final Plot No. 38 land admeasuring 2054 Sq Mtrs. at Mouje (Sim) Chandkheda, Taluka Sabamati Registration District Ahmedabad, Sub District Ahmedabad-2 (Vadaj) within the state of Gujarat. Bounded as: East: Common Plot and 12 Mtrs T P Road, North: Flat no B/204, West: Flat no A/202, South: Final Plot no 39.	E) 09.08.2019 F) Rs. 25,54,436.10 + Further Interest & Charges - Recovery if any G) 21.11.2019 H) Symbolic	A) 28.09 Lakhs B) 2.80 Lakh C) 0.11 Lakh	Date: 24.02.2023 Time: 11:00 A.M. to 1:00 Noon		All that rights, title and interest as exclusive owners of IP being shop no. 45, Ground Floor, built up area admeasuring 100 Sq. Ft. in the scheme known as Ison Square non trading association of Mahalaxmi Food and Vegetable market land bearing TP Scheme no. 3, Final Plot no. 800 paiki sub plot no. 33 situated and lying at Village Mouje Kochrab, Sabamati, in the Dist. Ahmedabad and Registration Sub Dist. 4, Paldi within the state of Gujarat. (Owner: Shri Jitendra Babubhai Prajapati)	E) 01.02.2022 F) Rs. 1,27,09,867.72 + Further Interest & Charges - Recovery if any G) 18.05.2022 H) Physical	A) 20.27 Lakhs B) 2.03 Lakh C) 0.11 Lakh	Date: 28.02.2023 Time: 11:00 A.M. to 1:00 Noon

Details of the encumbrances known to the secured creditors: Not Known

TERMS AND CONDITION OF E-AUCTION SALE

The sale shall be subject to the Terms & Conditions prescribed in the Security Interest (Enforcement) Rules 2002

For detailed term and conditions of the Sale, Please refer: <https://www.ibapi.in>, <http://www.mstcecommerce.com/>, www.pnbindia.in

Date: 24.01.2023 | Place: Ahmedabad

Authorised Officer, Punjab National Bank, Secured Creditor

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The Borrower / Guarantor / Mortgagor is hereby notified to pay the demand amount as mentioned above along with interest and cost till the date of payment on or before the last date of submission of the bid i.e 23.02.2023 for Lot No. 1 to 9 & 27.02.2023 for Lot No. 10 to 12 upto 5.00 pm failing which the property will be sold as per the above sale notice.

