



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Properties under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (**"The SARFAESI Act, 2002"**) read with proviso to rule 8 & 9 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 immovable properties [more particularly described in the annexure(s) herein and referred to as the "Secured Asset(s) hereinafter], which are mortgaged / charged to **U GRO Capital Limited** (hereinafter referred to as the "**Secured Creditor**"), the possession of the Secured Assets(s) has been taken by the Authorised Officer of the Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis for the recovery of dues, due to the Secured Creditor from the Borrowers and Guarantor(s), as per details mentioned in the annexure(s) herein, on the terms and conditions mentioned hereunder:

Terms & Conditions of Sale:

1. The described Secured Asset(s) is being sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis and shall not be sold below the Reserve Price as mentioned herein.
2. The auction of the Secured Asset(s) will be conducted on Web portal through **M/S E-Procurement Technologies Limited** (hereinafter referred to as the "**Service Provider**") of the Secured Creditor at the web portal (<https://sarfaesi.auctiontiger.net>). The interested bidder(s) are advised to go through the detailed terms and conditions of the e-auction sale hereunder before submitting their bid for taking part in the said e-auction.
3. To the best of knowledge and information of the Authorised Officer/Secured Creditor, there is no encumbrance on the Secured Asset(s). However, the interested bidders should make their own independent inquiries regarding the encumbrances, title of said Secured Asset(s) and claims/rights/dues/affecting the Secured Asset(s), prior to submission of their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment, or any representation of the Authorised Officer/Secured Creditor and the Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. The Secured Asset(s) are being sold with all the existing and future encumbrances whether known or unknown to the Authorised Officer / Secured Creditor.
4. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues in connection with the Secured Asset(s). It shall be the responsibility of the interested bidder(s) to inspect and satisfy themselves about the Secured Asset(s) before submission of the bid. The interested bidder(s) may contact the authorised person(s) for inspection of the Secured Asset(s) by taking prior appointment.



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

5. The interested bidder(s) are required to deposit Earnest Money Deposit amount (EMD) either through NEFT/ RTGS in favour of "UGRO Capital Limited" in its bank account number 10091154187 maintained with IDFC First Bank, BKC Naman Chambers Branch, Mumbai (IFSC Code - IDFB0040101) or by way of demand draft/Cheque drawn in favour of "UGRO Capital Limited".
6. The interested bidder(s) shall hold a valid email ID (e-mail ID is absolutely necessary for the intending bidder) as all the relevant information and allotment of ID & password shall be conveyed by the Service Provider through an e-mail. The intending bidder(s) may contact Mr. Maulik Shrimali, authorised representative of Service Provider at 9173528727 or write to him at inquiry@auctiontiger.net; / maulik.shrimali@auctiontiger.net;
7. The interested bidder(s) shall furnish the details of EMD deposited like UTR number and date (if submitted through RTGS/NEFT) or a Demand Draft/Cheque in original along with Request letter for participation in the E- auction, self-attested copies of (i) Identity Proof (KYC) viz. Voter ID Card / Driving License / PAN Card / Passport etc., (ii) Current Address Proof for communication, (iii) valid e-mail ID, (iv) Mobile Number of the bidder etc. to the Authorised Officer / Authorised Representative / Service Provider of the Secured Creditor on or before the last date of submission of bid.
8. The names of the eligible bidder(s) will be communicated by the Authorised Officer / Authorised Representative / Service Provider of the Secured Creditor and the Service Provider will provide the User ID & Password after due verification of details of the Eligible bidder(s).
9. The qualified bidder(s) may avail online training on e-Auction from the Service Provider prior to the date of e-Auction, which will be free of cost. However, it is pertinent to mention here that neither the Authorised Officer or Secured Creditor nor the Service Provider will be held responsible for any Internet Network problem / Power failure / any other technical lapses / failure etc. In order to ward-off such contingent situation, the interested purchaser(s) / bidder(s) are requested to ensure that they are technically well equipped with adequate power back-up etc. for successfully participating in the e-Auction event.
10. The E-Auction of the Secured Asset(s) shall be conducted exactly on the scheduled Date & Time as mentioned against each Secured Asset(s) in the annexure(s) herein, by way of inter-se bidding amongst the bidder(s). The bidder(s) shall improve their offer in multiple of the amount mentioned under the column "Bid Increment Amount" against each Secured Asset(s). In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes. The bidder, who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to confirmation of the Authorised Officer/Secured Creditor.



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

11. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded without any interest thereon. The EMD deposited herein shall not bear any interest thereon. Further, the successful bidder shall have to **deposit a total 25%** of the sale price (including EMD amount), **immediately on the confirmation of sale** by the Authorised Officer and the balance of the sale price **on or before 15th day** of the confirmation of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer/Secured Creditor. Needless to mention that any Default in deposit of balance amount by the successful bidder would entail forfeiture of the whole money, already deposited and Secured Asset(s) shall be put for sale again and the defaulting bidder shall have no claim/ right in respect of Secured Asset(s) and/or the amount deposited towards purchase of the Secured Asset(s).
12. If the Sale Price is more than **Rs. 50,00,000/- (Rupees Fifty Lakh only)**, the successful bidder (being the purchaser) shall deduct an amount from the Sale Price towards the Tax Deducted at Source (TDS) as specified for this purpose by the concerned authority, in the Name/PAN of the owner of the Secured Asset(s) & remit it to Income Tax Department as per section 194 IA of Income Tax Act and the remaining Sale Price shall be remitted to the Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS as mentioned herein. The successful bidder (being the purchaser) shall bear the applicable stamp duty / additional stamp duty / transfer charges, fee, all the statutory / non-statutory dues, taxes, rates, assessment charges, fee, expenses etc. owing to anybody in connection with the Secured Asset(s).
13. The Authorised Officer/Secured Creditor is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any Secured Asset(s) or portion thereof from the auction proceedings at any stage without assigning any reason therefor. The sale shall be subject to the provisions stipulated under the SARFAESI Act, 2002 read with rules framed thereunder.
14. The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the Secured Asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the authorised officer. Further, the sale certificate will be issued in the name of the successful bidder(s) and not in any other name(s).
15. The Borrower(s)/Guarantor(s) are hereby given Statutory Sale Notice under Rule 8 and 9 of the SARFAESI Rules, 2002 and the sale shall be subject to provisions stipulated under the SARFAESI Act, 2002 read with rules framed thereunder.

SD/-

Authorized Officer

For U GRO Capital Limited

Email: authorised.officer@ugrocapital.com

Delhi NCR



Noida



Ghaziabad



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 1

Delhi (Delhi NCR)

Branch and State	Delhi, (Delhi NCR) / HCFDELSEC00001024040	
Borrower Name	Metalon Marketing	
Co-Borrower(s) / Guarantor(s) Name	Praful Kumar and Surbhi Aggarwal	
Registered address of the Borrower	158/7A, 1st Floor Manohar, Mansion, Ajmeri Gate, Delhi - 110006	
Registered address of the Co-Borrower(s)/Guarantor(s)	19, Alok Colony Hapur, Uttar Pradesh – 245101	
Outstanding Amount	Rs. 2,95,75,638/- as on 08-06-2023	
Asset Classification & Date	Non-Performing Asset (NPA) on 04-05-2023	
Details of the Security Possessed / Secured Asset(s)	All that piece and parcel of the immovable property bearing Municipal No. 734, 734/219, Plot/House No. 19, Alok Colony, Hapur Road, Mohalla Alok, within the limits of Municipal Corporation, Tehsil & District Hapur, Uttar Pradesh - 245101, measuring 439.11 Sq. Yards i.e. 367.28 Sq. Meters.	
Name of the Title holder of the security possessed	Praful Kumar	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	08-06-2023
	Outstanding Amount	Rs. 2,95,75,638/- as on 08-06-2023
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 3,50,00,000/-
	EMD (Commercial)	Rs. 35,00,000/-
	Last date of EMD Deposit	22-01-2024
Details of Public Notice and Auction	Date of Auction	25-01-2024
	Time of Auction	10 AM to 01 PM
	Incremental Value	Rs. 5,00,000/-
	Public Notice Published in	Financial Express and Jansatta in Delhi on 16-12-2023
Contact Details	9964799133	



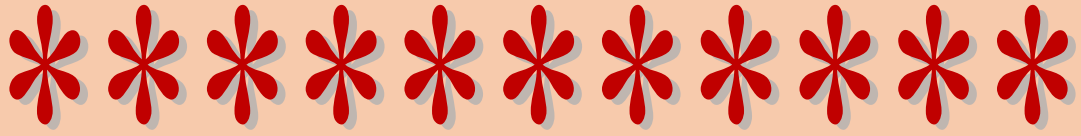
U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

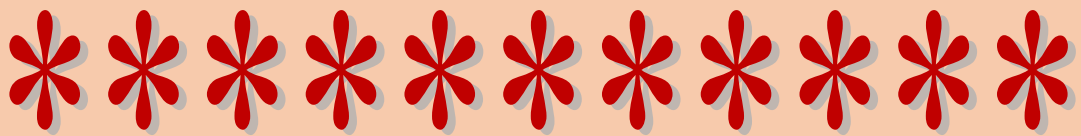
Immovable Properties under E-Auction Secured Asset(s) | Annexure - 2

Delhi (Delhi NCR)

Branch and State	Delhi, Delhi NCR / HCFDELSEC00001005148	
Borrower Name	Praveen Infotech	
Co-Borrowers(s) / Guarantor(s) Name	Mr. Mohit Gupta and Mrs. Punita Gupta	
Registered address of the Borrower	KM-134, Kavinagar, Ghaziabad, Uttar Pradesh - 201 002 1 st Floor, 30, Navyug Market, Ghaziabad, Uttar Pradesh - 201 001	
Registered address of the Co-Borrower(s)/Guarantor(s)	Mr. Mohit Gupta and Mrs. Punita Gupta KM-134, Kavinagar, Ghaziabad, Uttar Pradesh - 201 002	
Outstanding Amount	Rs. 22,63,305/- as on 14-02-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 09-02-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of the Immovable Property being Plot Number 17, Khasra Number 532, Village Fafrana, Pargana Jalalabad, Tehsil Modinagar, Ghaziabad, Uttar Pradesh - 201 204	
Name of the Title holder of the security possessed	Mr. Mohit Gupta	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	14-02-2022
	Outstanding Amount	Rs. 22,63,305/- as on 14-02-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 50,00,000/-
	EMD	Rs. 5,00,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice Published in	Financial Express / Jansatta on 19-10-2023
Contact Details	9964799133	



Gujarat





U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 3

Ahmedabad (Gujarat)

Branch and State	Ahmedabad, Gujarat / 380001SEC0011072	
Borrower Name	Gopal Engineering Co.	
Co-Borrower(s) / Guarantor(s) Name	Mr. Ramgopal Munsilal Tiwari and Mrs. Shashibala Ramgopal Tiwari	
Registered address of the Borrower	Flat No. 102 & 103, 01st Floor, Block A, Shivalik Residency, Survey No. 537, Final Plot No. 58 and 65 of TPS 54, and Also at: Mouje Isanpur, Taluka Maninagar, Ahmedabad - 5 Narol B/H Kadmawala Textile, Nagmandir Factory, Hotel Monyroad, Opp. Of Sanket Tenament, Narol, Gujarat – 382405	
Registered address of the Co-Borrower(s)/Guarantor(s)	Flat No. 102 & 103, 01st Floor, Block A, Shivalik Residency, Survey No. 537, Final Plot No. 58 and 65 of TPS 54, and Also at: 13,14, Chitrakoot Park, Near Godasar Smurti Mandir, Godasar, Ahmedabad – 380050.	
Outstanding Amount	Rs. 24,82,898/- as on 20-09-2021	
Asset Classification & Date	Non-Performing Asset (NPA) on 10-09-2021	
Details of the Security Possessed / Secured Asset(s)	Flat No. 102 and Flat No. 103, 01 st Floor, Block A, Shivalik Residency, Survey No. 537, Final Plot No. 58 and 65 of TPS 54, Mouje Isanpur, Taluka Maninagar, Ahmedabad - 5 Narol	
Name of the Title holder of the security possessed	Mr. Ramgopal Munsilal Tiwari	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	23-09-2021
	Outstanding Amount	Rs. 24,82,898/- as on 20-09-2021
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 28,50,000/-
	EMD	Rs. 2,85,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice Published in	Business Standard / Loksatta Jansatta on 19-10-2023
Contact Details	9964799133	



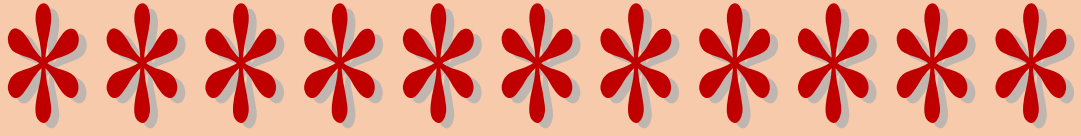
U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

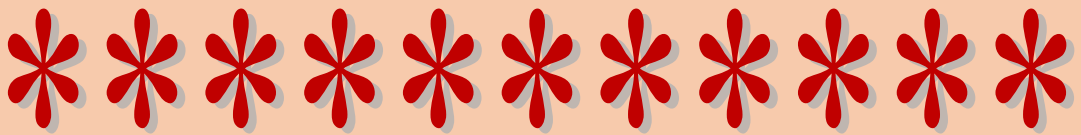
Immovable Properties under E-Auction Secured Asset(s) | Annexure - 4

Ahmedabad (Gujarat)

Branch and State	Ahmedabad, Gujarat / 380001SEC0032453	
Borrower Name	Jalaram Caterers	
Co-Borrower(s) / Guarantor(s) Name	Mr. Rajendra Hiralal Thakkar and Mrs. Ritaben Rajendra Thakkar	
Registered address of the Borrower	15,16,17,18,19,20 Aakruti Arcade, Ganesh Banquet, Dining and Hotel, N.H. No – 8A, Near Swaminarayan Gate, Bavla – 382220	
Registered address of the Co-Borrower(s)/Guarantor(s)	14, Kenyug Flat, Kenyug Cross Road, Maneckbag Shyamal, Ahmedabad - 380015, also at: 15,16,17,18,19,20 Aakruti Arcade, Ganesh Banquet, Dining and Hotel, N.H. No 8A, Near Swaminarayan Gate, Bavla – 382220	
Outstanding Amount	Rs. 1,20,87,528/- as on 17-Jun-21	
Asset Classification & Date	Non-Performing Asset (NPA) on 18-05-2021	
Details of the Security Possessed / Secured Asset(s)	All the Piece and Parcel of Freehold immovable property being 15,16,17,18,19,20 Aakruti Arcade, Ganesh Banquet, Dining and Hotel, N.H. No. 8A, Near Swaminarayan Gate, Bavla - 382220.	
Name of the Title holder of the security possessed	Rajendra Hiralal Thakkar and Ritaben R. Thakkar	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	17-06-2021
	Outstanding Amount	Rs. 1,20,87,528/- as on 17-Jun-21
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 1,80,00,000/-
	EMD	Rs. 18,00,000/-
	Last date of EMD Deposit	22-11-2023
Details of Public Notice and Auction	Date of Auction	24-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice Published in	Financial Express on 19-10-2023
Contact Details	9964799133	



Tamil Nadu





U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 5

Chennai (Tamil Nadu)

Branch and State	Chennai (Tamil Nadu) / HCFCHSEEC00001005913	
Borrower Name	RKS Vegetable Wholesale Shop	
Co-Borrower(s) / Guarantor(s) Name	K Baranidaran and Geetha K	
Registered address of the Borrower	9/4, Daily Vegetable Markt, B Block, Arakkonam, Vellore, Tamil Nadu - 01	
Registered address of the Co-Borrower(s)/Guarantor(s)	K Baranidaran and Geetha K, having address at 21/12, Jafermasthan Street, Ambekar Nagar, Arakkonam,Vellore, Tamil Nadu – 631001	
Outstanding Amount	Rs. 29,08,706/- as on 10-08-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 10-08-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of the Land and Building situated at No. 21/12, comprised in Natham Old S. No. 168A/25A1 (Part), T. S. No. 207, Ward - B, Block - 28, measuring with an extent of 762 ¼ sq. feet; situated at Arakonam Town, Ambedkar Nagar, Police Line Street @ Jaffer Masthan Dharga Street, Village & Taluk Arakkonam, District Vellore and bounded on the North by: 4 feet wide Common Lane, On the South by: House belongs to Mr. A.S Ismail Sayub, East by: Plot belongs to Mr. Kuppusamy Vagaira & House belongs to Mrs. Lalli Ammal, West By: House belongs to Mr. Ravendhiran; measuring East to West on the Norther side: 35.3 Feet, East to West on the Southern side: 35.3 Feet, North to South on the Eastern Side: 21 Feet, North to South on the Western Side: 22.3 Feet situated within the Sub-Registration District of Joint II Arakkonam and in the Registration District of Vellore	
Name of the Title holder of the security possessed	Geetha K	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	12-08-2022
	Outstanding Amount	Rs. 29,08,706/- as on 10-08-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 37,80,000/-
	EMD	Rs. 3,78,000/-
	Last date of EMD Deposit	20-10-2023
Details of Public Notice and Auction	Date of Auction	24-10-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Trinity Mirror / Makkal Kural on 06-10-2023
Details of Contact Person(s)	9964799133	



U GRO Capital Limited

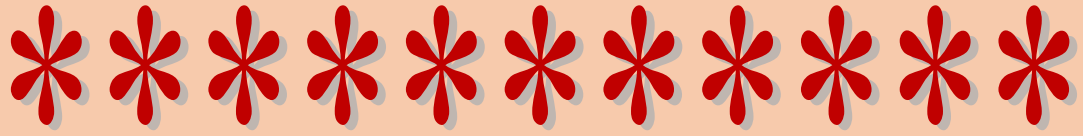
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

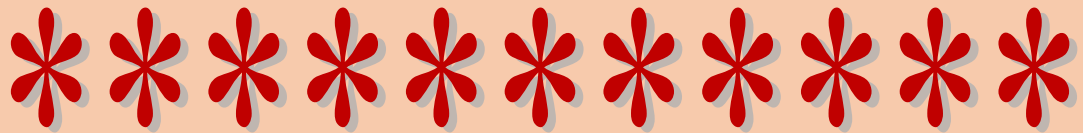
Secured Asset(s) | Annexure - 6

Chennai (Tamil Nadu)

Branch and State	Chennai (Tamil Nadu) / HCFCHESEC00001016236	
Borrower Name	Fashion Footwear	
Co-Borrower(s) / Guarantor(s) Name	Fayaz Shafiulla And Aslam Begam Safiyulla	
Registered address of the Borrower	No. 183/8, Golden Complex, Annasalai, 70 Feet Road, Arcot, Vellore, Tamil Nadu – 632503	
Registered address of the Co-Borrower(s)/Guarantor(s)	Fayaz Shafiulla And Aslam Begam Safiyulla, having address at D. No. 11/4, Ward - A, Block - 8, T.S. No. 64, Gramanatham Old S. No. 117/1 Part, Nabigal Nayagam Street, Arcot, Vellore – 632503	
Outstanding Amount	Rs. 29,68,763 as on 06-03-2023	
Asset Classification & Date	Non-Performing Asset (NPA) on 03-03-2023	
Details of the Security Possessed / Secured Asset(s)	All that Immoveable Property being D. No. 11/4, Ward -A, Block-8, T.S. No. 64, Gramanatham Old S. No. 117/1 Part, Nabigal Nayagam Street, Arcot, Vellore - 632503, SRO: Arcot Town	
Name of the Title holder of the security possessed	Aslam Begam Safiyulla	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	06-03-2023
	Outstanding Amount	Rs. 29,68,763 as on 06-03-2023
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 33,00,000/-
	EMD	Rs. 3,30,000/-
	Last date of EMD Deposit	31-10-2023
Details of Public Notice and Auction	Date of Auction	10-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Trinity Mirror / Makkal Kural on 06-10-2023
Details of Contact Person(s)	9964799133	



Karnataka





U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 7

Bangalore (Karnataka)

Branch & State	Bangalore (Karnataka) / HCFBANSEC00001001038	
Borrower Name	SRS Motor Pumps and Accessories	
Co-Borrower(s) / Guarantor(s) Name	Yashwanth H K and Karibasavaiah	
Registered address of the Borrower	No 1 Mahadeshwara Nagar Herohalli, Magadi Road, Bangalore, Karnataka – 560091	
Registered address of the Co-Borrower(s)/Guarantor(s)	Yashwanth H K and Karibasavaiah, having address at 268, Mahadeahwara Nagar Herohalli, Magadi Road, Bangalore, Karnataka -560091 and Also at Site No. 279, Khatha No. 1091, Assessment No. 26/11, Herohalli Village, Yeshwanthapura Hobli, North Taluk, Bangalore – 560091	
Outstanding Amount	Rs. 35,97,641/- as on 13.06.2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 10-06-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of the bearing Site No. 279, Khatha No. 1091, Assessment No. 26/11, Situated at Herohalli Village, Yeshwanthapura Hobli, Bangalore, North Taluk, and Bangalore. Presently comes under the limits of BBMP and bounded towards the East: Road, West: Site No. 276, North: Site No. 278, South: Site No. 280 measuring East to West: 60 Ft & North to South: 40 Ft total measuring about 2400 Sq. Ft along with the building constructed thereon.	
Name of the Title holder of the security possessed	Yashwanth H K	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	13-06-2022
	Outstanding Amount	Rs. 35,97,641/- as on 13.06.2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 1,03,00,000/-
	EMD	Rs. 10,30,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express / Vishwavani on 19-10-2023
Details of Contact Person(s)	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 8

Bangalore (Karnataka)

Branch and State	Bangalore, Karnataka / HCFBANSEC00001009216	
Borrower Name	Nanjundeshwara Enterprises	
Co-Borrower(s) / Guarantor(s) Name	K P J Pooja Bhandar, Veerabhadraswamy Muddu Mahadev, Neelambike	
Registered address of the Borrower	01st Floor & 2nd Floor, No. 1 S V S Complex Ward, Opposite IDBI Bank, No 2 Bookikere Road Kanakapura, Bengaluru, Karnataka, 562117	
Registered address of the Co-Borrower(s)/Guarantor(s)	K P J Pooja Bhandar, address at 01st Floor & 2nd Floor, No. 1 S V S Complex Ward, Opposite IDBI Bank, No 2 Bookikere Road Kanakapura, Bengaluru, Karnataka, 562117 and Veerabhadraswamy Muddu Mahadev and Neelambike address at 13 Bazaar Street, Opposite Basaveswar Temple, MG Road, Kanakapura, Ramnagar, Kurupet, Bangalore - 562117 and also at Property No. 29, Khaneshumari No. 37, Theginamaradoddi Village, Sigekotte Dhakle Shivanahalli Gram Panchayat, Kasaba Hobli, Kankapura Taluk, Ramnagaram Karnataka - 562117	
Outstanding Amount	Rs. 26,34,801/- as on 05-01-2023	
Asset Classification & Date	Non-Performing Asset (NPA) on 01-01-2023	
Details of the Security Possessed / Secured Asset(s)	All the piece and parcel of the commercial immovable Property No. 29, Khaneshumari No. 37, Situated at Theginamaradoddi Village, Sigekotte Dhakle Shivanahalli Gram Panchayat, Kasaba Hobli, Kankapura Taluk, Ramnagaram Karnataka - 562117, within the limits of Panchayath, and bounded on East by: Property of Veerabhadrapappa, West By: Road, North by: Mahadevaiah's House and Samadhayya's Property, South by: Mudduveeraiah's Property. Measuring: East to West: 128ft. & North to South: 113 ft.	
Name of the Title holder of the security possessed	Veerabhadraswamy Muddu Mahadev	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	09-01-2023
	Outstanding Amount	Rs. 26,34,801/- as on 05.01.2023.
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 65,00,000/-
	EMD	Rs. 6,50,200/-
	Last date of EMD Deposit	24-10-2023
Details of Public Notice and Auction	Date of Auction	27-10-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express/Vishwavani on 06-10-2023
Details of Contact Person(s)	9964799133	



U GRO Capital Limited

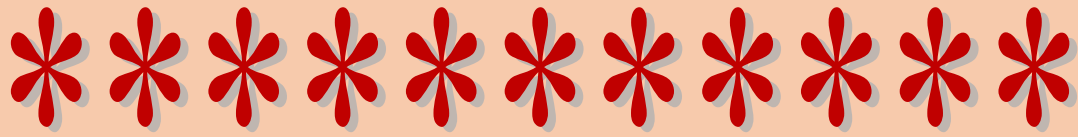
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

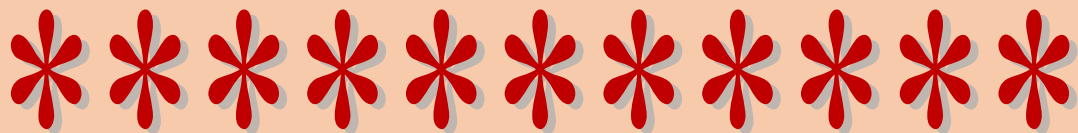
Secured Asset(s) | Annexure - 9

Bangalore (Karnataka)

Branch and State	Bangalore, Karnataka / HCFBANSEC00001004548	
Borrower Name	Sri Byraveshwara Rice Traders	
Co-Borrower(s) / Guarantor(s) Name	Shiva E. and Bharathi M	
Registered address of the Borrower	No 02 Seegehalli Main Road, K R Puram, Bengaluru - 560049	
Registered address of the Co-Borrower(s)/Guarantor(s)	No 33 2nd Cross Venkataswamy Lyt, Seegehalli Virgonagar, Bengaluru – 560049, also at Site No.58, Khatha No.789, Property No. 61/1, Seegehalli Village, K. R. Puram, Hobli, Bengaluru East Taluk, Bengaluru - 560 049	
Outstanding Amount	Rs. 20,24,523/- as on 09-12-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 01-02-2022	
Details of the Security Possessed / Secured Asset(s)	All that piece and parcel of property bearing Site No.58, Khatha No.789, Property No. 61/1, Seegehalli Village, K. R. Puram, Hobli, Bengaluru East Taluk, Bengaluru - 560 049	
Name of the Title holder of the security possessed	Shiva E.	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	22-12-2022
	Outstanding Amount	Rs. 20,24,523/- as on 09-12-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 60,00,000/-
	EMD	Rs. 6,00,200/-
	Last date of EMD Deposit	31-10-2023
Details of Public Notice and Auction	Date of Auction	10-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express/Vishwavani on 06-10-2023
Details of Contact Person(s)	9964799133	



West Bengal





U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 10

Kolkata (West Bengal)

Branch and State	Kolkata (West Bengal) / 700001SEC0015882 / HCFKOLSEC00001003575	
Borrower Name	Daruchini Restaurants & Banquets	
Co-Borrower(s) / Guarantor(s) Name	Maa Developers, Koushik Guha, Aradhana Guha, Suchita Guha, and Partha Pratim Guha	
Registered address of the Borrower	Karmik Plaza 165/72 IC Road, 2,3,4, Rahara, Kharda ICICI Bank, Khardaha, Kolkata, West Bengal, 700118	
Registered address of the Co-Borrower(s)/Guarantor(s)	24/98 Jibanaloy 2 No, Surya Sen Nagar, Near Surya Sen Playground, Khardha, Kolkata, West Bengal, 700117, Also at Karmik Plaza 165/72 IC Road, 2,3,4, Rahara, Kharda ICICI Bank, Khardaha, Kolkata - 700118	
Outstanding Amount	Rs. 5,78,98,979/- as on 14-11-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 13-11-2022	
Details of the Security Possessed / Secured Asset(s)	All that Second Floor, Third Floor and Fourth Floor (each measuring about 210 Sq. Mt. i.e. 2260 Sq. Ft. (Super-Built up area), together with Four Medium sized car parking space at Ground Floor and Basement measuring about 2375 Sq. Ft (Super Built up area) and Roof Terrace of 4th Floor measuring about 2719 Sq. Ft. (super built up area) of the building named and known as "KARMIK PLAZA" and built and constructed at or upon the plot of land measuring about 4 Cottahs, 8 Chittacks and 9 Sq. Feet forming part of C.S. Dag No. 1053 corresponding to R.S. Dag No. 1798 corresponding L.R. Dag No. 2514, under C.S. Khatian No. 150 corresponding to L.R. Khatian No. 2924, in Mouza- Rahara, J.L. No.3, under P.S. Khardaha, in the district North 24 Parganas presently known and numbered as Municipal Holding No. 72, I.C. Road, (as per Deed) and 165/ 72, I.C. Road (as per Tax) under Municipal Ward No. 10, within the limits of Khardaha, Pin - 700118 together with proportionate and undivided share of land and also common rights in the common areas and facilities of the said building/land and properties appurtenant thereto and the said premises is butted and bounded On the North: House of Mr. Bhattacharya, On the East: House of Mr. & Mrs. Nandi, On the South: Ishwar Chowdhury Road, On the West: 8 feet wide municipal Road (Chowdhury Para).	
Name of the Title holder of the security possessed	Maa Developers	
Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002	Date of Demand Notice	16-11-2022
	Outstanding Amount	Rs. 5,78,98,979/- as on 14-11-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 5,75,00,000/-
	EMD	Rs. 57,50,000/-

	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 5,00,000/-
	Public Notice Published in	Financial Express/E-Samay on 20-10-23
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 11

Kolkata (West Bengal)

Branch and State	Kolkata, West Bengal / HCFKOLSEC00001003846, 700001SEC0026607, HCFKOLSEC00001003866	
Borrower Name	Redwood Infra Projects Private Limited	
Co-Borrower(s) / Guarantor(s) Name	Rabin Chandra Guha, Kalpana Guha and Tanmoy Guha	
Registered address of the Borrower	172 Hemanta Basu Sarani, Udayrajpur, Madhyamgram Near Rubber Factory, Madhyamgram, S.O Barasat, North 24 Parganas -700129.	
Registered address of the Co-Borrower(s)/Guarantor(s)	Ramkrishna Pally, Taki Road, Barasat, North 24 Parganas -700124	
Outstanding Amount	Rs. 1,94,58,722/- as on 15-07-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 11-07-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of the Immovable Commercial Property at "Hiland Residency" Office Space No. 'A' On the Ground Floor and Office Unit No. 'A' On the Basement at Holding No. 280, S.V Road, Mouza - Barasat, J. L. No. 79, Khatian No. 247, R.S Dag No. 306, Under Barasat Municipality, Ward No. 24, P.S. Barasat, Dist- North 24 PGS, West Bengal - 700124.	
Name of the Title holder of the security possessed	Kalpana Guha	
Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002	Date of Demand Notice	19-07-2022
	Outstanding Amount	Rs. 1,94,58,722/- as on 15-07-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 1,37,00,000/-
	EMD	Rs. 13,70,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express/E-Samay on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 12

Kolkata (West Bengal)

Branch and State	Kolkata, West Bengal / HCFKOLSEC00001006559	
Borrower Name	Das Medicine House	
Co-Borrower(s) / Guarantor(s) Name	Arun Kumar Das, Ruma Das and Barun Das	
Registered address of the Borrower	387/400 Serpur Kharki Bar, Contai, Ward No - 10, Purba Mednipore, West Bengal - 721 401	
Registered address of the Co-Borrower(s)/Guarantor(s)	387/400 Serpur Kharki Bar, Contai, Ward No – 10, Purba Mednipore, West Bengal – 721 401 and also at Durmuth Fuleswar, P.O.- Fuleshwar, P.S. – Contai, West Bengal - 721 401	
Outstanding Amount	Rs. 52,62,655/- as on 08-07-2022	
Asset Classification and Date	Non-Performing Asset (NPA) on 04-07-2022	
Details of the Security Possessed / Secured Asset(s)	Mouza- Serpur Kharkibar, J.L. No. 371, R.S. Khatian No. 17/2, L.R. 147, R.S. Plot 124/145 L.R. 192, Holding No. 460/461 (As per Deed) and 387/400 (as per tax), under Contai Municipality, Ward No. 10, P.S. Contai, Dist- Purba Midnapore, State- West Bengal, Pin- 721401	
Name of the Title Holder of the Security Possessed	Sri Arun Kumar Das and Sri Barun Kumar Das	
Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002	Date of Demand Notice	08-07-2022
	Outstanding Amount	Rs. 52,62,655/- as on 08-07-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 55,00,000/-
	EMD	Rs. 5,50,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express/E-Samay on 20-10-23
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 13

Kolkata (West Bengal)

Branch and State	Kolkata, West Bengal / HCFKOLSEC00001009079	
Borrower Name	New Radha Krishna Jewellers	
Co-Borrower(s)/Guarantor(s) Name	Mr. Samir Sarkar and Mrs. Kanika Sarkar	
Registered address of the Borrower	24, Jessore Road, Shyam Market, Habra, North 24 Parganas, West Bengal - 743 263	
Registered address of the Co-Borrower(s)/Guarantor(s)	Khudiram Basu Road, Bye Lane, Habra - 1, P.O. Habra, P.S. Habra, North 24 Parganas – 743 263	
Outstanding Amount	Rs. 54,85,015/- as on 08-03-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 07-03-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of the Immovable Property being J L No. 73, Dag No. 876, 877, 905, Khatian No. 995, 441, Holding 110/96, Mouja Kamarthuba, K B Road, PS Habra, Ward No. 3, Habra Municipality, District North Paraganas - 743263 (West Bengal).	
Name of the Title holder of the security possessed	Mr. Samir Sarkar	
Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002	Date of Demand Notice	08-03-2022
	Outstanding Amount	Rs. 54,85,015/- as on 08-03-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 70,50,000/-
	EMD	Rs. 7,05,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express / E-Samay on 20-10-23
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 14

Kolkata (West Bengal)

Branch and State	Kolkata (West Bengal) / HCFKOLSEC00001005253 & 700001SEC0031334	
Borrower Name	Mehi Traders	
Co-Borrower(s) / Guarantor(s) Name	Mr. Ghanshyam Choudhary and Mr. Shubham Choudhary	
Registered address of the Borrower	21, 5 th Floor, Room No. 56, Amartolla Street, Kolkata – 700 001	
Registered address of the Co-Borrower(s)/Guarantor(s)	Mira Kunj, 56 B, Anandapuri A Road, Barrackpore(M), Nonachandanpukur, North 24 Parganas, West Bengal – 700 122 and also at Flat A, South East Side, 04th Floor, Aishwarya Apartment, Ghosh Para Road, Shyam Nagar, North 24 Parganas - 743 127	
Outstanding Amount	Rs. 34,31,030/- as on 14.03.2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 10-01-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of the Immovable Property bearing Flat A, South-East Side, 04th Floor, Aishwarya Apartment, Ghosh Para Road, Shyam Nagar, North 24 Parganas - 743 127 Admeasuring about covered area 830 Sft, 996 super built up area, more fully described in title documents.	
Name of the Title holder of the security possessed	Mr. Subham Choudhury	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	14-03-2022
	Outstanding Amount	Rs. 34,31,030/- as on 14.03.2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 28,50,000/-
	EMD	Rs. 2,85,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express / Ei Somoy on 20-10-23
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 15

Kolkata (West Bengal)

Branch and State	Kolkata (West Bengal) / HCFKOLSEC00001006324	
Borrower Name	Tanisha Poultry Farm	
Co-Borrower(s) / Guarantor(s) Name	Mr. Rejaul Mondal and Mrs. Taslima Bibi	
Registered address of the Borrower	Village Rautara Padmalapur, P. S. Amdanga, North 24 Parganas, West Bengal - 743 126	
Registered address of the Co-Borrower(s)/Guarantor(s)	Village Rautara Padmalapur, P. S. Amdanga, North 24 Parganas, West Bengal - 743 126	
Outstanding Amount	Rs. 21,87,967/- as on 06.04.2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 05-04-2022	
Details of the Security Possessed / Secured Asset(s)	All That Part And Parcel Of The Immovable Property Being Bastu Land Admeasuring 4.25 Decimals Along With A Single Storied Building Standing Thereon Having Measuring An Area Of 1057.11 Square Feet Lying And Situated At Mouza Rautara Gram, J. L. No. 39, Touzi No. 13, R.S. And L.R. Dag No. 597, Khatian No. 859 Old And 1433 New, Being Holding No. 807, P.S. Amdanga, Within The Ambit Of Taraberia Gram Panchayat, District North 24 Parganas – 743126, Together With Septic Tank, Stair Case, Water Connection, Boundary Wall, Easement And Quasi Easement Rights And Also All Other Fittings And Fixtures Including The Electrical Installation In The Said Building With Right Of Use Of The Vacant Passages For Ingress And Egress With Tree/S Attached Thereto If Any And Also Right To Use Of Common Passage And The Said Premises Is Butted And Bounded On The North By Other's Land, On The South By 10 Feet Wide Panchayat Road, On The East By Other's Property And On The West By Other's Property.	
Name of the Title holder of the security possessed	Mr. Rejaul Mondal	
Details of Demand Notice issued u/s 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	06-04-2022
	Outstanding Amount	Rs. 21,87,967/- as on 06.04.2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 33,00,000/-
	EMD	Rs. 3,00,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express/ Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 16

Kolkata (West Bengal)

Branch & State	Kolkata (West Bengal) / HCFKOLSEC00001002978	
Borrower Name	Baidya Knitting Center	
Co-Borrower (s)/ Guarantor(s) Name	Khurasid Alam Baidya and Pinku Bibi	
Registered Address of the Borrower	Village And Post Kolsur, Mouza Uttar Kolsur, J.L. No. 47, Touzi No. 11, RS Khatian No. 2136, LR Khatian No. 877, RS and LR Dag No. 5689 and 6100, P.S. Deganga, District North 24 Parganas – 743438	
Registered address of the Co-Borrower(s) / Guarantor(s)	Village And Post Kolsur, Mouza Uttar Kolsur, J.L. No. 47, Touzi No. 11, RS Khatian No. 2136, LR Khatian No. 877, RS and LR Dag No. 5689 and 6100, P.S. Deganga, District North 24 Parganas – 743438	
Outstanding Amount	Rs. 43,55,277/- as on 16.04.2022	
Asset Classification and Date	Non-Performing Asset (NPA) on 12-04-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of Immovable Property being Village and Post Kolsur, Mouza Uttar Kolsur, J.L. No. 47, Touzi No. 11, RS Khatian No. 2136, LR Khatian No. 877, RS and LR Dag No. 5689 and 6100, P.S. Deganga, District North 24 Parganas - 743438.	
Name of the Title Holder of the Security Possessed	Khurasid Alam Baidya	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	20-04-2022
	Outstanding Amount	Rs. 43,55,277/- as on 16.04.2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 52,00,000/-
	EMD	Rs. 5,20,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express / Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction Secured Asset(s) | Annexure - 17

Kolkata (West Bengal)

Branch and State	Kolkata (West Bengal) / HCFKOLSEC00001015566	
Borrower Name	Rabeya Wooden Furniture	
Co-Borrower(s) / Guarantor(s) Name	SK Asraf Ali, SK Akkas Ali and Sanoyara Bibi	
Registered address of the Borrower	Village Babuia P.O Sultanpur Bazar, PS Chandipur, East Midnapore, West Bengal-721659	
Registered address of the Co-Borrower(s)/Guarantor(s)	Village Babuia P.O Sultanpur Bazar, PS Chandipur, East Midnapore, West Bengal-721659	
Outstanding Amount	Rs. 49,35,608/- as on 05-08-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 02-08-2022	
Details of the Security Possessed / Secured Asset(s)	All that part and parcel of the immovable land measuring about 14.87 Decimal lying and situate at District at Mouza Babuiya, J.L. No 67, comprised in R.S. Dag No. 1955 L.R. Khatian No. 1458 & 2111, District-East Midnapore, Police Station- Chandipur, Pin-721659 within the ambit of the Ushmanpur Gram Panchayet, said Land is butted and bounded as On the North- Others vacant Land, On the South- Others vacant Land, On the East- 8 feet wide G.P. Road, On the West- Pond.	
Name of the Title holder of the security possessed	SK Asraf Ali and SK Akkas Ali	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	08-08-2022
	Outstanding Amount	Rs. 49,35,608/- as on 05-08-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 43,20,000/-
	EMD	Rs. 4,32,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express / Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 18

Kolkata (West Bengal)

Branch and State	Kolkata (West Bengal) / HCFKOLSEC00001000464	
Borrower Name	Maa Pharmacy	
Co-Borrower(s) / Guarantor(s) Name	Sandip Mondal, Tapan Mondal and Supriya Mondal	
Registered address of the Borrower	Vill+PO- Charghat, P.S- Swarupnagar, Dist-24 Pgas (North)-743247	
Registered address of the Co-Borrower(s)/Guarantor(s)	Dargapara, Charghat, Swaprupnagar, Dist-North 24 PGS, 743247	
Outstanding Amount	Rs. 27,13,371.70/- as on 11-10-2021	
Asset Classification & Date	Non-Performing Asset (NPA) on 10-10-2021	
Details of the Security Possessed / Secured Asset(s)	All that piece and parcel of land including a single storied building situated at Mouza-Charghat, J.L No-29, Dag No-1428, Khatian No-578/1, P.S-Swarupnagar, Dist-North 24 Pgs, PIN-743247, Under Charghat Gram Panchayat.	
Name of the Title holder of the security possessed	Sandip Mondal and Tapan Mondal	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	11-10-2021
	Outstanding Amount	Rs. 27,13,371.70/- as on 11.10.2021
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 45,00,000/-
	EMD	Rs. 4,50,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express / Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 19

Kolkata (West Bengal)

Branch & State	Kolkata (West Bengal) / HCFKOLSEC00001021972	
Borrower Name	Janata Pharmacy	
Co-Borrower(s) / Guarantor(s) Name	Mr. Kalyan Dutta Roy and Mrs. Mamata Dutta Roy	
Registered address of the Borrower	676 1 291 1 Sahapur BT College Road, Post Gobordanga, Police Station Habra, North 24 PGS, West Bengal - 743252	
Registered address of the Co-Borrower(s)/Guarantor(s)	Garpara Village, Post Gobordanga, Police Station Habra, North 24 PGS, West Bengal - 743252	
Outstanding Amount	Rs. 84,14,943/- as on 05-01-2023	
Asset Classification & Date	Non-Performing Asset (NPA) on 01-01-2023	
Details of the Security Possessed / Secured Asset(s)	All that piece and parcel of the immovable residential property measuring about 8 Decimal, more or less, forming part of R.S./L.R. Dag No. 470 under R.S. Khatian No. 607, Kri. Khatian No. 1101 & 2119, L.R. Khatian No. 2120 in Mouza Gobardanga, J.L. No. 161 under Police Station Habra in the District of North 24 Parganas presently known and numbered as municipal holding no. 411/54, Gobardanga under municipal ward no 5 within the limits of the Gobardanga Municipality - 743252 together with a two storied building thereon (save and except 3 shop room measuring about 479 sq. ft.) having total covered area of about 4342 Sq. Ft. (Ground floor 2409 Sq. Ft. and First Floor 1933 Sq. Ft.) and the said land butted and bounded by North By: 2 storied building, East by: 15 feet wide Road, South By: Road, West By: 2 storied building	
Name of the Title holder of the security possessed	Mr. Kalyan Dutta Roy	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	10-01-2023
	Outstanding Amount	Rs. 84,14,943/- as on 05-01-2023
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 1,00,00,000/-
	EMD	Rs. 10,00,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express & Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 20

Kolkata (West Bengal)

Branch & State	Kolkata (West Bengal) / HCFKOLSEC00001016443	
Borrower Name	M L Textile	
Co-Borrower(s) / Guarantor(s) Name	Mr. Mihir Lal Sarkar and Mrs. Manika Sarkar	
Registered address of the Borrower	Village Muragacha Talivata P.O. Jugberia P.S. Gholia, Bimal Mondal Muri Karkhana No Muragachha, North 24 Pgs, West Bengal - 700110	
Registered address of the Co-Borrower(s)/Guarantor(s)	101 H 6 Dr Suresh Chandra Banerjee Road, Beliaghata Bus Stop, Kolkata, West Bengal - 700010	
Outstanding Amount	Rs. 1,77,82,797/- as on 11-03-2023	
Asset Classification & Date	Non-Performing Asset (NPA) on 10-03-2023	
Details of the Security Possessed / Secured Asset(s)	All that piece and parcel of the space measuring about 3200 sq. ft. more or less, on the First Floor of the building together with proportionate share of land at District North 24 Parganas, Holding No. 391/379/1, Gitanjali pally under Mouza Napara, J. L. No. 83, Khatian No. 40, R. S. Khatian No. 1426, R. S. Dag No. 173, Police Station Barasat Limits of Barasat Municipality under Ward No. 3 Old 22	
Name of the Title holder of the security possessed	Mihir Lal Sarkar	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	11-03-2023
	Outstanding Amount	Rs. 1,77,82,797/- as on 11.03.2023
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 2,78,00,000/-
	EMD	Rs. 27,80,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express & Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 21

Kolkata (West Bengal)

Branch & State	Kolkata (West Bengal) / HCFKOLSEC00001009613	
Borrower Name	Raj Garments	
Co-Borrower(s) / Guarantor(s) Name	Asadul Sekh, Rina Bibi	
Registered address of the Borrower	Village Tripurapur P.O. Falta P.S. Jamira, Tripurapur School South 24, Parganas West Bengal 743504	
Registered address of the Co-Borrower(s)/Guarantor(s)	Village Tripurapur P.O. Falta P.S. Jamira, Tripurapur School, South 24, Parganas West Bengal - 743504, also at L.R. Dag No. 73, Under L.R. Khatian No. 344, At Present L.R. Khatian No. 903, Mouza- Tripurapur, P.S. Falta, Gram Panchayat Gopalpur, District South 24 PGS – 743504, and also at L.R. Dag No. 73, Under L.R. Khatian No. 344, At Present L.R. Khatian No. 903, Mouza- Tripurapur, P.S. Falta, Gram Panchayat Gopalpur, District South 24 PGS - 743504	
Outstanding Amount	Rs. 52,68,002/- as on 08-12-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 02-12-2022	
Details of the Security Possessed / Secured Asset(s)	<p>Property 1: All That Immoveable Property Measuring About 05 Sataks Forming Part Of L.R. Dag No. 73, Under L.R. Khatian No. 344 (As Per Deed) At Present L.R. Khatian No. 903 (As Per Khatian And Plot Information), In Mouza- Tripurapur, Under P.S. Falta In The District South 24 Pgs Within The Limits Of Gopalpur Gram Panchayet, Bounded North By: Land Of Abdul Hannan, East By: Land Of Ashadul Sk, South By: Land Of Mostafa Sekh, West By: Land Of Abdul Mannan</p> <p>Property 2: All That Land Measuring About 6.23 Satak Togetherwith With Structures Forming Part Of R.S. & L.R. Dag No. 73, Under R.S. & L.R. Khatian No S. 348 And 299, J.L. No. 57, In Mouza- Tripurapur, Under P.S. Falta In The District South 24 Pgs Within The Limits Of Gopalpur Gram Panchayet, Bounded North By: Land Of Ashadul Sk. East By: Hiead Molla Ali, South By: Land Of Alibox Molla Under Dag No. 73, West: Shali Land Of Ali Mox Molla.</p>	
Name of the Title holder of the security possessed	Asadul Sekh	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	12-12-2022
	Outstanding Amount	Rs. 52,68,002/- as on 08-12-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 94,00,000/-
	EMD	Rs. 9,40,000/-

	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express & Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties under E-Auction

Secured Asset(s) | Annexure - 22

Kolkata (West Bengal)

Branch & State	Kolkata (West Bengal) / HCFKOLSEC00001009434	
Borrower Name	USHA RANI CASHEW PROCESSING	
Co-Borrower(s) / Guarantor(s) Name	Usha Rani Bhunia and Sadhan Bhunia	
Registered address of the Borrower	Pania, Majna, Contai, Post Office- Majna, District- East, Medinipur - 721433	
Registered address of the Co-Borrower(s)/Guarantor(s)	Mouza-Pania comprised in J.L No. 227, L.R Dag no.651, R.S Khatian nos. 46,93, Corresponding L.R khatian No.606, P.S Contai, District East, Medinipur, West Bengal - 721433.	
Outstanding Amount	Rs. 26,52,969/- as on 14-02-2023	
Asset Classification & Date	Non-Performing Asset (NPA) on 01-02-2023	
Details of the Security Possessed / Secured Asset(s)	All that piece and parcel of land admeasuring 5 Decimals Lying and Situate at Mouza-Pania comprised in J. L. No. 227, comprised in R. S. & L. R. Dag No. 651, Under L. R. Khatian Nos. 46, 93, present Khatian No. 606, being Holding No. 1974, District East Midnagar, Police Station Kanthi - 721433, within the ambit of the Raipur Paschim Bar Gram Panchayet	
Name of the Title holder of the security possessed	Usha Rani Bhunia	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	14-02-2023
	Outstanding Amount	Rs. 26,52,969/- as on 14-02-2023
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 38,00,000/-
	EMD	Rs. 3,80,000/-
	Last date of EMD Deposit	07-11-2023
Details of Public Notice and Auction	Date of Auction	09-11-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice published in	Financial Express & Ei Somoy on 20-10-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

NOTICE OF SALE THROUGH PRIVATE TREATY

SALE OF IMMOVABLE PROPERTIES MORTGAGED WITH UGRO CAPITAL LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (*"The SARFAESI Act, 2002"*)

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the immovable properties [more particularly described herein below and referred to as the "**Secured Asset(s)**" hereinafter], which are mortgaged / charged to **U GRO Capital Limited** ("**Secured Creditor**"), the possession of the Secured Assets(s) has been taken by the Authorised Officer of the Secured Creditor, will be sold through **Private Treaty** on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis for the recovery of dues, due to the Secured Creditor from the Borrowers and Guarantor(s), as per details mentioned in the annexure(s) herein, on the terms and conditions mentioned hereunder:

Terms & Conditions of Sale:

1. The described Secured Asset(s) is being sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis under Private Treaty and in accordance with the provisions of the SARFAESI Act, 2002 and rules thereunder.
2. To the best of knowledge and information of the Authorised Officer/Secured Creditor, there is no encumbrance on the Secured Asset(s). However, the interested purchasers should make their own independent inquiries regarding the encumbrances, title of said Secured Asset(s) and claims/rights/dues/affecting the Secured Asset(s), prior to submission of their offer to purchase the Secured Asset(s). This notice does not constitute and will not be deemed to constitute any commitment, or any representation of the Authorised Officer/Secured Creditor and the Authorised Officer/Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues. The Secured Asset(s) are being sold with all the existing and future encumbrances whether known or unknown to the Authorised Officer / Secured Creditor.
3. The Authorised Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues in connection with the Secured Asset(s). It shall be the responsibility of the interested purchaser(s) to inspect and satisfy themselves about the Secured Asset(s) before submission of the offer. The interested purchaser(s) may contact the authorised person(s) for inspection of the Secured Asset(s) by taking prior appointment.
4. The interested purchaser(s) shall deposit **10%** of offered amount as Earnest Money Deposit (EMD) either through NEFT/ RTGS in favour of "**UGRO Capital Limited**" in its bank account number 10091154187 maintained with IDFC First Bank, BKC Naman Chambers Branch, Mumbai (IFSC Code - IDFB0040101) or by way of demand draft/Cheque drawn in favour of "**UGRO Capital Limited**" along with KYC documents and a letter to purchase the Secured Asset(s).



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

5. In case of non-acceptance of the offer, EMD shall be refunded without any interest thereon.
6. Upon confirmation by the Secured Creditor on the acceptance of offer, the purchaser shall have to **deposit a total 25%** of the sale price (including EMD amount) within next working day and the balance of the sale price **on or before 15th day** of the confirmation of sale or within such extended period as agreed upon in writing and solely at the discretion of the Authorised Officer/Secured Creditor. Needless to mention that any default in deposit of balance amount by the purchaser would entail forfeiture of the whole money, already deposited and Secured Asset(s) shall be put for sale again and the defaulting purchaser shall have no claim/ right in respect of Secured Asset(s) and/or the amount deposited towards purchase of the Secured Asset(s).
7. If the Sale Price is more than **Rs. 50,00,000/- (Rupees Fifty Lakh only)**, the purchaser (being the purchaser) shall deduct an amount from the Sale Price towards the Tax Deducted at Source (TDS) as specified for this purpose by the concerned authority, in the Name/PAN of the owner of the Secured Asset(s) & remit it to Income Tax Department as per section 194 IA of Income Tax Act and the remaining Sale Price shall be remitted to the Secured Creditor. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS as mentioned herein. The purchaser shall bear the applicable stamp duty / additional stamp duty / transfer charges, fee, all the statutory / non-statutory dues, taxes, rates, assessment charges, fee, expenses etc. owing to anybody in connection with the Secured Asset(s).
8. In case of non-acceptance of offer of purchase by the Secured Creditor, EMD amount of 10% shall be refunded to the purchaser without any interest.
9. The Authorised Officer/Secured Creditor shall not be bound to accept the offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the sale or withdraw any Secured Asset(s) or portion thereof from the sale process at any stage without assigning any reason. The sale shall be subject to the provisions stipulated under the SARFAESI Act, 2002 read with rules framed thereunder.
10. The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the Secured Asset(s) will be delivered post 15 days thereof along with registration of sale certificate (if required any) with prior appointment and post confirmation of the authorised officer. Further, the sale certificate will be issued in the name of the successful purchaser(s) and not in any other name(s). The purchaser shall bear all stamp duty, registration fee, and other expenses, taxes, duties and outgoings in respect of the Secured Asset(s).

SD/-

Authorized Officer

For U GRO Capital Limited

Email: authorised.officer@ugrocapital.com



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

Immovable Properties for Sale under Private Treaty

Secured Asset(s) | Annexure - 1

Delhi (Delhi NCR)

Branch and State	Delhi, (Delhi NCR) / HCFDELSEC00001003925	
Borrower Name	Global Agencies	
Co-Borrower(s) / Guarantor(s) Name	Mrs. Sanehlata Bassi, and Kaplish Polymer Industries Private Limited (Borrowers) and Mrs. Sanehlata Bassi and Ms. Vidhi Bassi (Legal Heirs)	
Registered address of the Borrower	120, 1st floor, LSC Pocket D&E, Sarita Vihar, New Delhi-110076	
Registered address of the Co-Borrower(s)/Guarantor(s)	<p>Mrs. Sanehlata Bassi Wife of Late Mr. Anil Bassi, 144, 3rd Floor, Jasola, Pocket- II, Mathura Road, South Delhi- 110025, Also At: House No. 540, Pocket – B, Sarita Vihar, South Delhi – 110076 (Co-Borrower)</p> <p>Kaplish Polymer Industries Private Limited, Plot no. 1497, HSIIDC, 1/E, Rai, Sonipat, Haryana-131001 (Co-Borrower)</p> <p>Mrs. Sanehlata Bassi, Wife and Legal Heir of Co-Borrower Late Mr. Anil Bassi, 144, 3rd Floor, Jasola, Pocket- II, Mathura Road, South Delhi- 110025, Also At: House No. 540, Pocket – B, Sarita Vihar, South Delhi – 110076 (Legal Heir)</p> <p>Ms. Vidhi Bassi, Daughter and Legal Heir of Co-Borrower Late Mr. Anil Bassi, 144, 3rd Floor, Jasola, Pocket- II, Mathura Road, South Delhi- 110025, Also At: House No. 540, Pocket – B, Sarita Vihar, South Delhi – 110076 (Legal Heir)</p>	
Outstanding Amount	Rs 95,71,158/- as on 19-07-2022	
Asset Classification & Date	Non-Performing Asset (NPA) on 11-07-2022	
Details of the Security Possessed / Secured Asset(s)	Commercial Shop: 120, First Floor, LSC Pocket D and E Market, Sarita Vihar, Delhi - 110 076	
Name of the Title holder of the security possessed	Mr. Anil Bassi	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	19-07-2022
	Outstanding Amount	Rs 95,71,158/- as on 19-07-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 51,00,000/-
	EMD	Rs. 5,10,000/-
	Public Notice published in	Financial Express and Jansatta in Delhi on 22-12-2023
Contact Details	9964799133	



U GRO Capital Limited

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

E-AUCTION SALE NOTICE OF 07 DAYS FOR SALE OF IMMOVABLE ASSET(S) ["SECURED ASSET(S)"].

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("**Secured Creditor**"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "**As is what is**" and "**As is where is**" and "**Whatever there is**" on the date and time mentioned herein below, for recovery of the dues and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below.

Please note that the Secured Creditor being the Mortgagee in terms of Section 58(e) of the Transfer of Property Act, 1882 vide registered Deed of Mortgage dated 18-06-2022. The Borrower(s) and Guarantor(s) expressed their inability to repay the outstanding dues under the secured loan and handed over the possession of the Secured Asset(s) to the Secured Creditor. Accordingly, the Secured Creditor has taken possession of the Secured Asset(s) in exercise of rights available in terms of Section 69 of the Transfer of Property Act, 1882.

The public in general and the Borrower(s) and Guarantor(s) are hereby informed that the Secured Asset(s), the possession of which has been surrendered by the Borrower(s) and Guarantor(s) to the Secured Creditor, shall be sold by way of auction or any other mode including but not limited to private treaty by the Secured Creditor after 07 (seven) days of this notice. Any claim by any person in respect of the Secured Asset(s) shall be submitted to the Secured Creditor within 07 (seven) days of this notice and after expiry of the stipulated time of 07 (seven) days no claim shall be entertained by the Secured Creditor in any manner whatsoever.

The interested purchaser(s) may reach the undersigned being the authorised officer of the Secured Creditor with their offer to purchase the Secured Asset(s) in a sealed envelope. Upon confirmation of the acceptance of the offer by the authorised officer, the Secured Asset(s) shall be sold as per the terms and conditions agreed between the Secured Creditor and the purchaser.

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: HCFCHESEC00001020856 / HCFCHESEC00001017604 1. Web Networks (Madras) Pvt Ltd 2. Gowrisankar Namasivayam 3. Ramesan Prabha Vinod	
Details of the Secured Asset(s)	All that piece and parcel of vacant land bearing Farm No. 56-B, Comprised in S. No. 1454/2B, As per patta New S. No. 1454/2B1A3 measuring with an extent of 17.3 Cents (7560 sft), Situated at Nandavanam Garden, Kelambakkam, Thaiyur Village, Chengalpet Taluk, Kancheepuram District; within the Sub-Registration District of Thiruporur and in the Registration District of Chengalpet. Bounded towards North by: Farm No 56-A, South by: 16'feet wide Passage, East by: Farm No. 55, West by: 20 feet wide Passage, measuring East to West on Northern Side: 120 Feet, East to West on Southern Side: 120 Feet, North to South on the Eastern Side: 63 feet, North to South on the Western Side: 63 Feet,	
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 67,50,000/-
	EMD	Rs. 6,75,000/-
	Last date of EMD Deposit	13-10-2023
Details of Public Notice and Auction	Date of Auction	17-10-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 2,00,000/-
	Public Notice	Published in Makkal Kural and Trinity Mirror on 04.10.2023
Contact Details	9964799133	