



# 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](mailto:inquiry@auctiontiger.net); / [maulik.shrimali@auctiontiger.net](mailto: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 15<sup>th</sup> 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](mailto: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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFDELSEC00001003925	
	<b>1) Global Agencies,</b>	
	2) Mrs. Sanehlata Bassi, and	
	3) Kaplish Polymer Industries Private Limited ...(Borrowers)	
	4) Mrs. Sanehlata Bassi and	
5) Ms. Vidhi Bassi ... (Legal Heirs)		
<b>Details of the Secured Asset(s)</b>	<b>Commercial Shop:</b> 120, First Floor, LSC Pocket D and E Market, Sarita Vihar, Delhi - 110 076	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	19-07-2022
	Outstanding Amount	Rs 95,71,158/- as on 19-07-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price (Commercial)</b>	<b>Rs. 55,80,000/-</b>
	EMD (Commercial)	Rs. 5,58,000/-
	Last date of EMD Deposit	12-06-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>14-06-2023</b>
	Time of Auction	10 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Financial Express and Jansatta on 26-05-2023
<b>Details of Contact Person(s)</b>	Akash Sharma	78742 34782
	Sabia Malik	75992 54987
	Atul Pathak	98197 36095



# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: 110001SEC0036078		
	<b>1) ZNK Traders Private Limited</b>		
	2) Sanjiv Vigg		
	3) Sunita Vigg		
<b>Details of the Secured Asset(s)</b>	4) Prime Soles		
	All that part and parcel of the Immovable property being Flat no. 3 & 4, HIG Duplex Flat, Pragatisheel Apartments, Plot no. 39, Sector - 9, Rohini Delhi 110085.		
	<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	16-05-2022
		Outstanding Amount	Rs. 3,05,99,673/- as on 13-05-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 2,70,00,000/-</b>	
	EMD	27,00,000/-	
	Last date of EMD Deposit	31-08-2022	
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>05-09-2022</b>	
	Time of Auction	11 AM to 01 PM	
	Incremental Value	Rs. 5,00,000/-	
	Public Notice	Published in Business Standard on 17-08-2022	
<b>Details of Contact Person(s)</b>	Sujoy Roay	98311 78960	
	Atul Pathak	98197 36095	



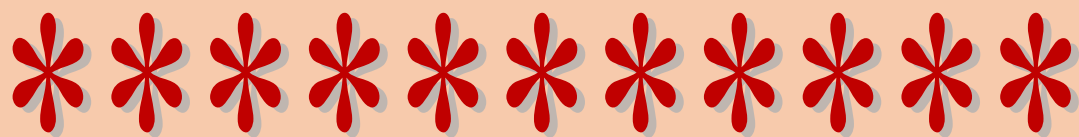
# U GRO Capital Limited

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

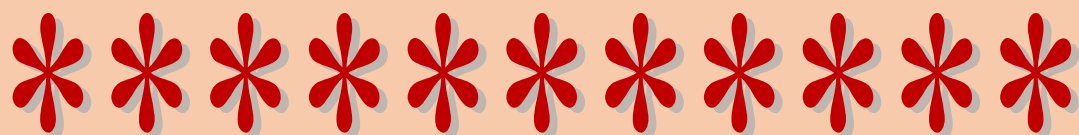
## Immovable Properties under E-Auction Secured Asset(s) | Annexure - 3

### Delhi (Delhi NCR)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFDELSEC00001005148	
	1) Praveen Infotech 2) Mr. Mohit Gupta 3) Mrs. Punita Gupta	
<b>Details of the Secured Asset(s)</b>	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	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	14-02-2022
	Outstanding Amount	Rs. 22,63,305/- as on 14-02-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 55,00,000/-</b>
	EMD	Rs. 5,50,000/-
	Last date of EMD Deposit	29-04-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>08-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Financial Express on 14-04-2023
<b>Details of Contact Person(s)</b>	Akash Sharma	78742 34782
	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# Maharashtra







# 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

#### Ahmednagar (Maharashtra)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFPUNSEC00001016484	
	1) <b>Ambika Sales</b> 2) Bhupendra Auto 3) Mr. Bhupendra Nandkumar Rasane 4) Mrs. Poonam Bhupendra Rasane	
<b>Details of the Secured Asset(s)</b>	All that immoveable property admeasuring about 475 Sq. Meter, on the Fifth floor, in the project known as "Kasturi Plaza Apartment Condominium", constructed on the land bearing CTS No. 380/2, Admeasuring about 1056 Sq. Meter, situated at Ahmednagar, Taluka - Ahmednagar, Maharashtra - 414 001	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	06-03-2023
	Outstanding Amount	Rs. 2,97,84,270 /- as on 06-03-2023
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 4,14,00,000/-</b>
	EMD	41,40,000/-
	Last date of EMD Deposit	27-06-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>30-06-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 5,00,000/-
	Public Notice	Published in Business Standard and Kesari on 26-05-2023
<b>Details of Contact Person(s)</b>	Sujoy Roay	98311 78960
	Atul Pathak	98197 36095



# U GRO Capital Limited

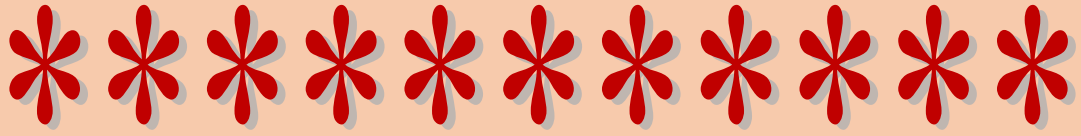
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

## Immovable Properties under E-Auction

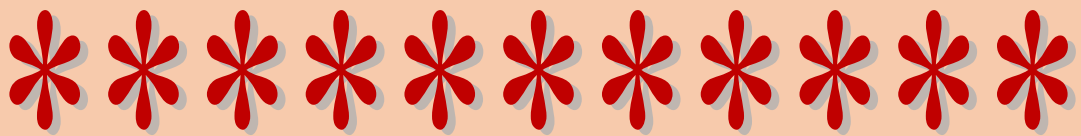
### Secured Asset(s) | Annexure - 5

#### Pune (Maharashtra)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: 411001SEC0017031 & 411001SEC0031255 <b>1) Bay Leaf Bistro</b> 2) Mrs. Kavita Pandey 3) Mr. Manoj Kumar Pandey	
<b>Details of the Secured Asset(s)</b>	<b>Property 01</b> Flat No. 603 (admeasuring 36.61 sq. mtr. i.e. 394.03 sq. ft. carpet area, along with parking no. CP - 3, admeasuring 09 sq. mtr. in wing No. D - 1, 6th Floor, Building D - 1, Eco Valley, Gat No. 123, 124, 127, Kanhe, Taluk Maval, Pune - 412106. <b>Property 02</b> Flat No. 604 (admeasuring 39.36 sq. mtr. i.e. 430.18 sq. ft. carpet area), along with parking no. CP - 4, admeasuring 09 sq. mtr. in Wing No. D - 1, 6th Floor, Building D - 1, Eco Valley, Gat No. 123, 124, 127, Kanhe, Taluk Maval, Pune - 412106	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	14-01-2022
	Outstanding Amount	Rs. 42,52,755/- as on 14-01-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Property 1 # Rs. 18,90,000/-</b> <b>Property 2 # Rs. 19,15,000/-</b>
	EMD	Property 1 # Rs. 1,89,000/- Property 2 # Rs. 1,91,500/-
	Last date of EMD Deposit	28-07-2022
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>02-08-2022</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Financial Express and Loksatta on 12-07-2022
<b>Details of Contact Person(s)</b>	Sujoy Roay	98311 78960
	Atul Pathak	98197 36095



# 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 - 6

#### Ahmedabad (Gujarat)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: 380001SEC0011503, 380001SEC0026563 & HCFAHMSEC00001009798	
	<ol style="list-style-type: none"><li>1) Harikrushna Processing Private Limited</li><li>2) Maheshbhai Kalyanbhai Delvadiya</li><li>3) Narayanbhai Kalyanbhai Delvadiya</li><li>4) Manishaben Maheshbhai Delvadiya</li><li>5) Komalben Narayanbhai Delvadiya</li><li>6) Hiraben Kalyanbhai Delvadiya</li><li>7) Delson India Foods</li></ol>	
<b>Details of the Secured Asset(s)</b>	All that piece and parcel of the Immovable Property being Sub-Plot No, 90, admeasuring about 3378.25 Square Meters i.e. 4040.38 Square Yards and Construction thereon, In the Scheme Known as "Sopan Kesar Industrial Hub" situated at Land being consolidated Survey No. 359 Paiki (Old Survey No. 359, 360/1/2, 361 Paiki 2, Near Kesar City, Behind Sarvoday Hotel, Mouje Village Moraiya, Taluka Sanand in the District of Ahmedabad and Registration Sub-District Sanand.	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	13-07-2022
	Outstanding Amount	Rs. 3,89,70,931/- as on 13-07-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 3,60,00,000/-</b>
	EMD	Rs. 36,00,000/-
	<b>Last date of EMD Deposit</b>	<b>21-08-2023</b>
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>25-08-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard and Loksatta Jansatta on 04-08-2023
<b>Details of Contact Person(s)</b>	Mokshi Soni	90294 58347
	Naresh Rajput	97129 69625
	Atul Pathak	98197 36095



# U GRO Capital Limited

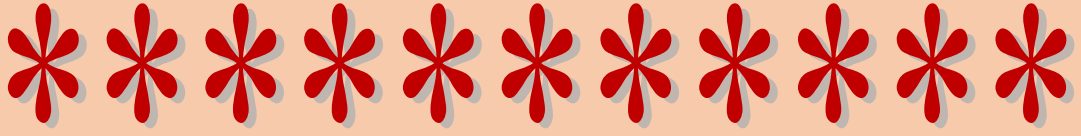
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

## Immovable Properties under E-Auction

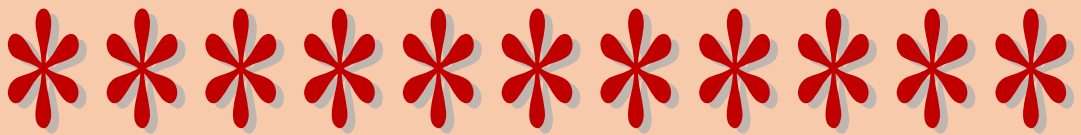
### Secured Asset(s) | Annexure - 7

#### Ahmedabad (Gujarat)

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: 380001SEC0011072	
	1. <b>Gopal Engineering Co.</b> 2. Mr. Ramgopal Munsilal Tiwari 3. Mrs. Shashibala Ramgopal Tiwari	
Details of the Secured Asset(s)	<b>Property 01</b> - Flat No. 102, 01 <sup>st</sup> Floor, Block A, Shivalik Residency, Survey No. 537, Final Plot No. 58 and 65 of TPS 54, Mouje Isanpur, Taluka Maninagar, Ahmedabad - 5 Narol (more particularly described in the title documents of secured asset)	
	<b>Property 02</b> - Flat No. 103, 01 <sup>st</sup> Floor, Block A, Shivalik Residency, Survey No. 537, Final Plot No. 58 and 65 of TPS 54, Mouje Isanpur, Taluka Maninagar, Ahmedabad - 5 Narol	
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)	<b>Reserve Price</b>	<b>Property 1: Rs. 16,00,000/-</b>
		<b>Property 2: Rs. 15,50,000/-</b>
	EMD	Property 1: Rs. 1,60,000/-
		Property 2: Rs. 1,55,000/-
	Last date of EMD Deposit	23-12-2022
Details of Public Notice and Auction	<b>Date of Auction</b>	<b>27-12-2022</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Financial Express on 03-12-2022
Details of Contact Person(s)	Sujoy Roy	98311 78960
	Naresh Rajput	97129 69625
	Atul Pathak	98197 36095



# Tamil Nadu





# U GRO Capital Limited

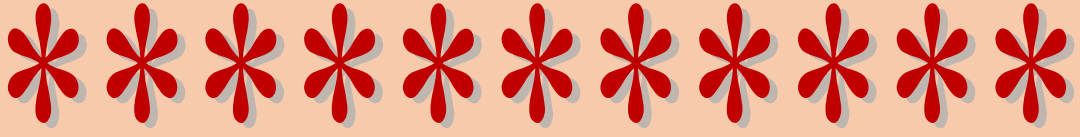
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

## Immovable Properties under E-Auction

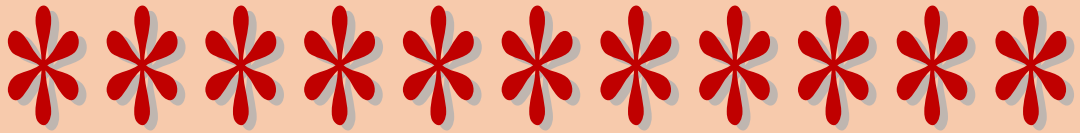
### Secured Asset(s) | Annexure - 8

#### Chennai (Tamil Nadu)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFCHSESEC00001005913	
	1. RKS VEGETABLE WHOLESALE SHOP 2. K BARANIDARAN 3. GEETHA K	
<b>Details of the Secured Asset(s)</b>	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	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	12-08-2022
	Outstanding Amount	Rs. 29,08,706/- as on 10-08-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 42,00,000/-</b>
	EMD	Rs. 4,20,000/-
	<b>Last date of EMD Deposit</b>	<b>16-08-2023</b>
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>18-08-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Dinamani & New Indian Express on 10-07-2023
<b>Details of Contact Person(s)</b>	Lohith S	99866 61678
	Atul Pathak	98197 36095



# 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 - 9

#### Bangalore (Karnataka)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFBANSEC00001001038	
	1. <b>SRS Motor Pumps And Accessories</b>	
	2. Yashwanth H K	
3. Karibasavaiah		
<b>Details of the Secured Asset(s)</b>	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.	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	13-06-2022
	Outstanding Amount	Rs. 35,97,641/- as on 13.06.2022.
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 1,14,00,000/-</b>
	EMD	Rs. 11,40,000/-
	Last date of EMD Deposit	15-05-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>22-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Ei Somoy on 15-04-2023
<b>Details of Contact Person(s)</b>	Lohith S	99866 61678
	Atul Pathak	98197 36095



# U GRO Capital Limited

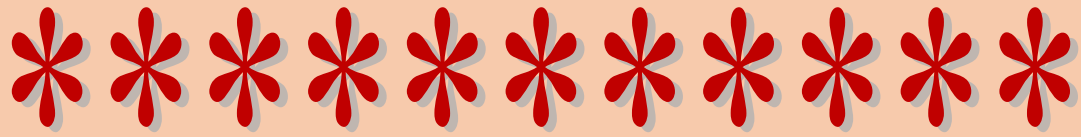
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

## Immovable Properties under E-Auction

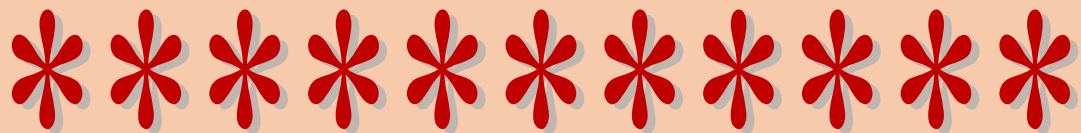
### Secured Asset(s) | Annexure - 10

#### Bangalore (Karnataka)

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: HCFBANSEC00001009216		
	1. Nanjundeshwara Enterprises		
	2. K P J Pooja Bhandar		
	3. Veerabhadraswamy Muddu Mahadev		
		4. Neelambike	
Details of the Secured Asset(s)	All the piece and parcel of the commercial immovable Property No. 29, Khaneshumari No. 37, Situated at Theginamaradadoddi 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 Veerabhadrappa, 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.		
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. 72,32,000/-	
	EMD	Rs. 7,23,200/-	
	Last date of EMD Deposit	15-05-2023	
Details of Public Notice and Auction	Date of Auction	22-05-2023	
	Time of Auction	11 AM to 01 PM	
	Incremental Value	Rs. 1,00,000/-	
	Public Notice	Published in Business Standard & Ei Somoy on 15-04-2023	
Details of Contact Person(s)	Lohith S	99866 61678	
	Atul Pathak	98197 36095	



# Telangana





# 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

#### Hyderabad (Telangana)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: 500001SEC0033222	
	1) SIDDHI VINAYAK TRADERS 2) SANGEETHA AGARWAL 3) GURU GOVIND AGARWAL 4) KRISHNA AGARWAL	
<b>Details of the Secured Asset(s)</b>	All that the house bearing Municipal No. 12-2-23/A/2, (forming part of House. No. 12-2-23), admeasuring 400 square yards or 334.44 square metre out of the total land admeasuring 1400 sq. yards; or 1208.34 sq. metre situated at Syed Ali Guda, Murad Nagar, Hyderabad – 500 028 (Telangana), bounded towards North: Part of H. No. 12-2-23, towards South - 30' Wide Road, towards East - Neighbour's H. No. 12-2-21 & 22/A and towards West - Private Passage.	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	07-06-2022
	Outstanding Amount	Rs.1,50,30,174/- as on 03-06-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 2,42,00,000/-</b>
	EMD	Rs. 24,20,000/-
	Last date of EMD Deposit	27-06-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>30-06-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 5,00,000/-
	Public Notice	Published in Business Standard and Mana Telangana on 26-05-2023
<b>Details of Contact Person(s)</b>	Sujoy Roay	98311 78960
	Atul Pathak	98197 36095



# U GRO Capital Limited

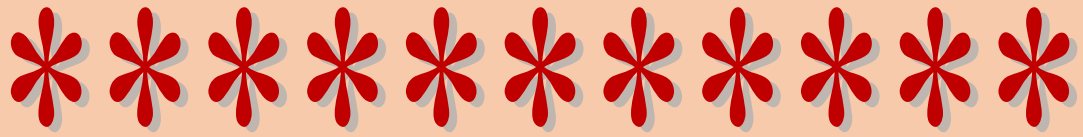
4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

## Immovable Properties under E-Auction

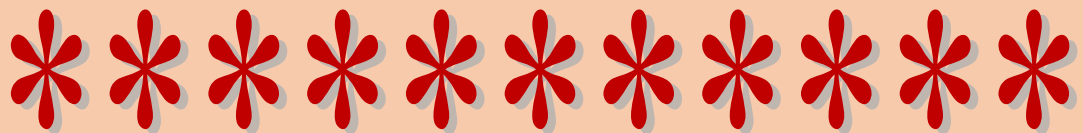
### Secured Asset(s) | Annexure - 12

#### Hyderabad (Telangana)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFHYDSEC00001005109	
	1. <b>Mega Pharmacy</b> 2. Mohammed Ishaq 3. Sameera Nazneen	
<b>Details of the Secured Asset(s)</b>	All that piece and parcel of the House Bearing No. 7-104/1 (Old No. 6-88/2) On Plot No.5 in Survey No.26, admeasuring 160.00 Sq. Yards or Equal to 133.77 Sq. Meters situated at Sultanvalva Village (Champapet), Saroornagar Mandal, Ranga Reddy District, Telangana State, Pin Code- 500059, Under L.B. Nagar Municipality and bounded by: North : Plot of Mr. Jangaiah, South : House No. 6-88/3, East : Neighbour's Plot, West : 100' - 0" Wide Road	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	10-02-2023
	Outstanding Amount	Rs. 1,61,95,409/- as on 09.02.2023
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 2,45,00,000/-</b>
	EMD	Rs. 24,25,000/-
	<b>Last date of EMD Deposit</b>	<b>31-08-2023</b>
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>05-09-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & ManaTelangana in Telangana on 28-07-2023
<b>Details of Contact Person(s)</b>	Mokshi Soni	90294 58347
	Atul Pathak	98197 36095



# 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 - 13

#### Kolkata (West Bengal)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Nos: 700001SEC0015882 / HCFKOLSEC00001003575 <b>1) Daruchini Restaurants &amp; Banquets</b> 2) Maa Developers, 3) Koushik Guha, 4) Aradhana Guha, 5) Suchita Guha, and 6) Partha Pratim Guha	
<b>Details of the Secured Asset(s)</b>	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 as follows: 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).	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	16-11-2022
	Outstanding Amount	Rs. 5,78,98,979/- as on 14-11-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 6,30,00,000/-</b>
	EMD	Rs. 63,00,000/-
	<b>Last date of EMD Deposit</b>	<b>29-04-2023</b>
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>08-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 5,00,000/-
	Public Notice	Published in Business Standard and E-Samay on 14-04-2023
<b>Details of Contact Person(s)</b>	Sujoy Roay	98311 78960
	Atul Pathak	98197 36095



# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Nos: HCFKOLSEC00001003846, 700001SEC0026607, HCFKOLSEC00001003866 1. <b>Redwood Infra Projects Private Limited</b> 2. Rabin Chandra Guha 3. Kalpana Guha 4. Tanmoy Guha	
<b>Details of the Secured Asset(s)</b>	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.	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	19-07-2022
	Outstanding Amount	Rs. 1,94,58,722/- as on 15-07-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 1,52,00,000/-</b>
	EMD	Rs. 15,20,000/-
	Last date of EMD Deposit	29-04-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>08-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 5,00,000/-
	Public Notice	Published in Business Standard and E-Samay on 14-04-2023
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095





# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Nos: HCFKOLSEC00001006559,	
	1. <b>Das Medicine House</b> 2. Arun Kumar Das 3. Ruma Das 4. Barun Das	
<b>Details of the Secured Asset(s)</b>	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	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	08-07-2022
	Outstanding Amount	Rs. 52,62,655/- as on 08-07-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 64,80,000/-</b>
	EMD	Rs. 6,48,000/-
	Last date of EMD Deposit	29-04-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>08-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard and E-Samay on 14-04-2023
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFKOLSEC00001009079	
	1. <b>New Radha Krishna Jewellers</b> 2. Mr. Samir Sarkar 3. Mrs. Kanika Sarkar	
<b>Details of the Secured Asset(s)</b>	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).	
<b>Details of Demand Notice issued under Section 13(2) of The SARFAESI Act, 2002</b>	Date of Demand Notice	08-03-2022
	Outstanding Amount	Rs. 54,85,015/- as on 08-03-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 78,30,000/-</b>
	EMD	Rs. 7,83,000/-
	Last date of EMD Deposit	31-08-2022
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>05-09-2022</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard and E-Samay on 17-08-2022
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFKOLSEC00001005253 & 700001SEC0031334	
	1) Mehi Traders 2) Mr. Ghanshyam Choudhary 3) Mr. Shubham Choudhary	
<b>Details of the Secured Asset(s)</b>	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.	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	14-03-2022
	Outstanding Amount	Rs. 34,31,030/- as on 14.03.2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 31,86,000/-</b>
	EMD	Rs. 3,18,600/-
	Last date of EMD Deposit	29-04-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>08-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Ei Somoy on 14-04-2022
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFKOLSEC00001006324	
	1. <b>M/S Tanisha Poultry Farm</b> 2. Mr. Rejaul Mondal 3. Mrs. Taslima Bibi	
<b>Details of the Secured Asset(s)</b>	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.	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	06-04-2022
	Outstanding Amount	Rs. 21,87,967/- as on 06.04.2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	Reserve Price	Rs. 36,72,000/-
	EMD	Rs. 3,67,200/-
	Last date of EMD Deposit	29-04-2023
<b>Details of Public Notice and Auction</b>	Date of Auction	08-05-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Ei Somoy on 14-04-2023
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# U GRO Capit8l 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFKOLSEC00001002978	
	1. <b>Baidya Knitting Center</b>	
	2. Khurasid Alam Baidya 3. Pinku Bibi	
<b>Details of the Secured Asset(s)</b>	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.	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	20-04-2022
	Outstanding Amount	Rs. 43,55,277/- as on 16.04.2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 57,42,000/-</b>
	EMD	Rs. 5,74,200/-
	Last date of EMD Deposit	29-04-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>08-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Ei Somoy on 14-04-2023
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFKOLSEC00001015566	
	1. <b>Rabeya Wooden Furniture</b> 2. SK Asraf Ali 3. SK Akkas Ali 4. Sanoyara Bibi	
<b>Details of the Secured Asset(s)</b>	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.	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	08-08-2022
	Outstanding Amount	Rs. 49,35,608/- as on 05.08.2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 48,00,000/-</b>
	EMD	Rs. 4,80,000/-
	Last date of EMD Deposit	15-05-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>29-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Ei Somoy on 15-04-2023
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# 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)

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: HCFKOLSEC00001000464	
	1. <b>Maa Pharmacy</b>	
	2. Sandip Mondal	
	3. Tapan Mondal	
4. Supriya Mondal		
Details of the 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.	
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)	<b>Reserve Price</b>	<b>Rs. 49,01,500/-</b>
	EMD	Rs. 4,90,150/-
	Last date of EMD Deposit	15-05-2023
Details of Public Notice and Auction	<b>Date of Auction</b>	<b>22-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Ei Somoy on 15-04-2023
Details of Contact Person(s)	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095



# 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)

<b>Details of the Borrower(s) / Guarantor(s)</b>	Loan Account Number: HCFKOLSEC00001021972	
	1. <b>Janata Pharmacy</b> 2. Mr. Kalyan Dutta Roy 3. Mrs. Mamata Dutta Roy	
<b>Details of the Secured Asset(s)</b>	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	
<b>Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002</b>	Date of Demand Notice	10-01-2023
	Outstanding Amount	Rs. 84,14,943/- as on 05.01.2023.
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 1,10,00,000/-</b>
	EMD	Rs. 11,00,000/-
	Last date of EMD Deposit	15-05-2023
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>22-05-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Ei Somoy on 15-04-2023
<b>Details of Contact Person(s)</b>	Sujoy Roy	98311 78960
	Atul Pathak	98197 36095





# 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.

<b>Details of the Borrower(s) / Guarantor(s)</b>	<b>Loan Account Number:</b> HCFCHSEEC00001020856 / HCFCHSEEC00001017604	
	1. Web Networks (Madras) Pvt Ltd 2. Gowrisankar Namasivayam 3. Ramesan Prabha Vinod	
<b>Details of the Secured Asset(s)</b>	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,	
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 75,00,000/-</b>
	EMD	Rs. 7,50,000/-
	<b>Last date of EMD Deposit</b>	<b>11-08-2023</b>
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>16-08-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Makkal Kural and Trinity Mirror on 04-08-2023
<b>Details of Contact Person(s)</b>	Lohith S	99866 61678
	Atul Pathak	98197 36095



# UGRO Capital Limited

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

## NOTICE FOR SALE OF MOVABLE PROPERTIES

**E-Auction Sale Notice** is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the movable properties [more particularly described in the annexure(s) herein and referred to as the "**Hypothecated Asset(s)**" hereinafter], which are hypothecated/charged to **UGRO Capital Limited** (hereinafter referred to as the "**UGRO**"), the possession of the Hypothecated Assets(s) has been taken by the Authorised Officer of UGRO, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" basis for the recovery of dues, due to UGRO 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 Hypothecated 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 Hypothecated Asset(s) will be conducted on the Web portal through **M/S E-Procurement Technologies Limited** (hereinafter referred to as the "**Service Provider**") of UGRO at the web portal (<https://sarfaesi.auctiontiger.net>). The interested bidder(s) are advised to go through the 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/UGRO, there is no encumbrance on the Hypothecated Asset(s). However, the interested bidders should make their own independent inquiries regarding the encumbrances, title of said Hypothecated Asset(s) and claims/rights/dues/affecting the Hypothecated 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/UGRO and they shall not be responsible in any way for any third-party claims / rights / dues. The Hypothecated Asset(s) are being sold with all the existing and future encumbrances whether known or unknown to the Authorised Officer / UGRO.
4. The Authorised Officer / UGRO shall not be responsible in any way for any third-party claims / rights / dues in connection with the Hypothecated Asset(s). It shall be the responsibility of the interested bidder(s) to inspect and satisfy themselves about the Hypothecated Asset(s) before submission of the bid. The interested bidder(s) may contact the authorised person(s) for inspection of the Hypothecated Asset(s) by taking prior appointment.
5. The interested bidder(s) are required to deposit Earnest Money Deposit amount (EMD) of **10%** in favour of "**UGRO Capital Limited**" **immediately upon the confirmation** of successful bidder by UGRO and remaining sale price shall be deposited **within 7 (seven) days** from the date of confirmation. However, the extension of time may be granted solely at the discretion of UGRO. It is clarified that the successful bidder shall be at liberty to deposit the entire sale price upon confirmation of successful bidder by UGRO. 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 Hypothecated Asset(s) shall be put for sale again and the defaulting bidder shall have no claim/ right in respect of Hypothecated Asset(s) and/or the amount deposited towards purchase of the Hypothecated Asset(s).

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](mailto:inquiry@auctiontiger.net); / [maulik.shrimali@auctiontiger.net](mailto:maulik.shrimali@auctiontiger.net);
7. The interested bidder(s) shall furnish the 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 UGRO or its Authorised Representative / Service Provider on or before the last date of submission of bid.
8. 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 UGRO 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.
9. The E-Auction of the Hypothecated Asset(s) shall be conducted exactly on the scheduled Date & Time as mentioned against each Hypothecated 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 Hypothecated 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/UGRO.
10. The Authorised Officer/UGRO 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 Hypothecated Asset(s) or portion thereof from the auction proceedings at any stage without assigning any reason therefor. The sale shall be subject to the terms and conditions herein and at the sole discretion of UGRO.
11. The Sale Certificate will be issued post realization of entire sale proceeds and the possession of the Hypothecated Asset(s) will be delivered at the earliest opportunity. Further, the sale certificate will be issued in the name of the successful bidder(s) and not in any other name(s).

SD/-

**Authorized Officer**  
**For U GRO Capital Limited**  
Email: [authorised.officer@ugrocapital.com](mailto:authorised.officer@ugrocapital.com)



# U GRO Capital Limited

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

## Movable Properties under E-Auction

### Hypothecated Asset(s) | Annexure - 01

#### Ahmedabad (Gujarat)

#### Details of the Borrower(s) / Guarantor(s)

Loan Account Number: 380001SEC0011503, 380001SEC0026563

HCFAHMSEC00001009798

1. Harikrushna Processing Private Limited,
2. Maheshbhai Kalyanbhai Delvadiya,
3. Narayanbhai Kalyanbhai Delvadiya,
4. Manishaben Maheshbhai Delvadiya,
5. Komalben Narayanbhai Delvadiya,
6. Hiraben Kalyanbhai Delvadiya and
7. Delson India Foods

#### Details of the Secured Asset(s)

1) AADINATH BEARING & TOOLS CORPORATION- T/1367- 10/12/2013, 2) DURGA ENGINEERING CO- R/14- 30-10-2014, 3) TULSI ARGO FOOD INDUSTRIES- 17- 30-12-2013, 4) UMIYA CARBON PVTLTD- 766- 14-02-2014, 5) UMIYA STEEL TRANDING- T-100- 13-10-2014, 6) JAY GELMATA ENGINEERING WORKS- T16, 20-05-2014, 7) KARNAVATI STEEL TRADERS- 510- 29-07-2014, 8) KHODAL MAGNET- 13- 13-06-2014, 9) KRTI ENGINEERS- 153- 27-12-2013, 10) KRTI ENGINEERS- 210- 08-03-2014, 11) KRISHNA EQUIPMENTS- 51- 29-01-2014, 12) OM ELECTRICS SALES & SERVICE- 178- 02-09-2014, 13) HARITH AVANI ECHNOLOGY- 203-23-05-2014, 14) GIRIRAJ ENTERPRISES- T-163- 13-03-2014, 15) R SHUNMGAM PILLAI & SONS- 41- 08-11-2013, 16) TULSI ARGO FOOD INDUSTRIES- 18- 05-01-2014, 17) TULSI ARGO FOOD INDUSTRIES- 8-25-02-2014, 18) R SHUNMGAM PILLAI & SONS- 40- 07-11-2013, 19) SHREEJI STEEL & HARDWARE- R0286- 07-12-2013 20) SHREE RAM STEEL- T-1- 01-04-2014, 21) SHREE RAM STEEL- T-3- 08-04-2014, 22) S-TEC INSTRUMENTS- 9-29-04-2014, 23) SHREE SHAKTI ENTERPRISES- TR/77- 01-01-2014, 24) RANPRATAP FONDRIY- 185- 17-01-2014, 25) RANPRATAP FONDRIY- 180- 31-12-2013, 26) PATEL TRADING CO- R0032- 02-05-2014, 27) NIRALI ALLUMINIUM- 25- 10-04-2014, 28) GANSHYAM ELECTRIC SALES & SERVICE- 107- 31-05-2014, 29) GOHRI BROTHERS- 72- 01-05-2014, 30) GOHRI BROTHERS- 894- 11-03-2014, 31) GOHRI BROTHERS- 698- 06-01-2014, 32) HARDWARE POINT- 14- 28-04-2014, 33) GANSHYAM ELECTRIC SALES & SERVICE- 111- 31-05-2014, 34) OM ELECTRICS SALES & SERVICE- 179- 02-09-2014, 35) GANSHYAM GALSS CORPORATION- 11- 24-07-2014, 36) MAHESANA STEEL TRADERS- 3624- 12-06-2014, 37) NIRALI ALLUMINIUM- 26- 11-04-2014, more particularly mentioned in the invoices described herein, the physical possession of which has been taken by the authorised officer of U GRO Capital Limited in the terms of clause 4(ii) of Deed of Hypothecation dated 10-1-2019 executed between U GRO Capital Limited and Borrower(s).

<b>Details of Notice</b>	Date of Demand Notice	19-03-2022
	Outstanding Amount	<b>Rs. 2,89,04,410/-</b> as on 19-03-2022
<b>Details of Reserve Price and Earnest Money Deposit (EMD)</b>	<b>Reserve Price</b>	<b>Rs. 40,00,000/-</b>
	EMD	Rs. 4,00,000/-
	<b>Last date of EMD Deposit</b>	<b>21-08-2023</b>
<b>Details of Public Notice and Auction</b>	<b>Date of Auction</b>	<b>25-08-2023</b>
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard and Loksatta Jansatta on 04-08-2023
<b>Details of Contact Person(s)</b>	Ramlal Gupta	82918 11933
	Atul Pathak	98197 36095



# U GRO Capital Limited

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

## Movable Properties under E-Auction

### Hypothecated Asset(s) | Annexure - 02

#### Aurangabad (Maharashtra)

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: HCFPUNMLN00001002581 & HCFPUNSEC00001012904	
	1. Samarth Engineering, 2. Shekhar Sopan Vikhe, 3. Aarti Shekhar Vikhe, 4. Sopan Kisan Vikhe	
Details of the Secured Asset(s)	MAKE: ACE DESIGNERS LTD MODEL / SPECIFICATION: JOBBER JUNIOR 2021, ACE SLANT BED CNC LATHE Machine with all accessories as per scope of supply.	
Details of Notice	Date of Possession Notice	06-05-2023
	Outstanding Amount	Rs. 11,16,050/- as on 06-05-2023
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 10,35,000/-
	EMD	Rs. 1,03,500/-
	Last date of EMD Deposit	14-08-2023
Details of Public Notice and Auction	Date of Auction	18-08-2023
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Financial Express and Loksatta on 10-08-2023
Details of Contact Person(s)	Ramlal Gupta	82918 11933
	Atul Pathak	98197 36095