



U GRO Capital Limited

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Property(ies) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as “**The SARFAESI Act, 2002**”) read with proviso to rule 8 and 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 physical / Symbolic 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**” 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**” 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>) and the bid form is available on the Web portal of the Service Provider. The interested bidder(s) are advised to go through the website of the Service Provider also for detailed terms and conditions of the e-auction sale 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.



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5. The interested bidder(s) are required to deposit Earnest Money Deposit amount (EMD) either through NEFT/ RTGS in favour of "U GRO Capital Limited" in its bank account number 032305003686 maintained with ICICI Bank, Lower Parel, Mumbai (IFSC Code - ICIC0000323) or by way of demand draft drawn in favour of "U GRO 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. Prakash Chaudhary, authorised representative of Service Provider at 63518 96643 / 63571 96731 or write to him at inquiry@auctiontiger.net; / prakash@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 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/ Passport etc., (ii) Current Address Proof for communication, (iii) PAN card of the bidder, (iv) valid e-mail ID, (v) 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/ 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 approval of the Authorised Officer/Secured Creditor.



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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 to re-auction 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



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Properties Under E-Auction Secured Asset(s) - Annexure 1

Pune

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: 411001SEC0017031 & 411001SEC0031255 1. Bay Leaf Bistro 2. Mrs. Kavita Pandey 3. Mr. Manoj Kumar Pandey	
Details of the Secured Asset(s)	Property 01 - 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, 6 th Floor, Building D - 1, Eco Valley, Gat No. 123, 124, 127, Kanhe, Taluk Maval, Pune - 412106. Property 02 - 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, 6 th Floor, Building D - 1, Eco Valley, Gat No. 123, 124, 127, Kanhe, Taluk Maval, Pune - 412106	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	14-01-2022
	Outstanding Amount	Rs. 42,52,755/- as on 14-01-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Property 1: Rs. 21,00,000/- Property 2: Rs. 21,25,000/-
	EMD	Property 1: Rs. 2,10,000/-
		Property 2: Rs. 2,12,500/-
	Last date of EMD Deposit	08-06-2022
Details of Public Notice and Auction	Date of Auction	09-06-2022
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Financial Express and Loksatta in Pune on 04-05-2022
Details of Contact Person(s)	Pinaki Paul	90071 89040
	Chandrashekhar	98819 57445
	Atul Pathak	98197 36095



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Properties Under E-Auction Secured Asset(s) - Annexure 2

Chennai

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: HCFCHSESEC00001001041 1. M/S Abhilash Service 2. Mr. Ankaiah Perhiah 3. Mrs. Parimala	
Details of the Secured Asset(s)	All that part and parcel of the Immovable property bearing Land and Building, Land of an extent of 51 Sq. Mtrs. (549 sq. ft. approx.) comprised in R. S. No. 3838/1 (part), Block No. 60, Thondiarpet Village, Bearing Plot No. 45, Door No. 39/16, Nehru Nagar (Katthivakkam) Scheme, 13th Street, Thondiarpet Taluk, Chennai; Bounded towards North by: Plot No. 46, South by: Lane, East by: 13th Street, West by: Plot Nos. 11 & 12; Extents: North to South (W) Side: 8.4 Meter, North to South (E) Side: 8.4 Meter; East to West (N) Side: 6.1 Meter; East to West (S) Side: 6.1 Meter.	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	14-01-2022
	Outstanding Amount	Rs. 32,09,449/- as on 13-01-2022
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 43,00,000/-
	EMD	Rs. 4,30,000/-
	Last date of EMD Deposit	08-06-2022
Details of Public Notice and Auction	Date of Auction	09-06-2022
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard & Dinakaran in Chennai on 03-05-2022
Details of Contact Person(s)	Pinaki Paul	90071 89040
	B. Sarboodin	74017 85786
	Atul Pathak	98197 36095



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Properties Under E-Auction
Secured Asset(s) - Annexure 3
Bangalore

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: HCFBANSEC00001000386 1. M/s Vandana Sugar Agency 2. Mr. Revanna 3. Mrs. R. Lokamma	
Details of the Secured Asset(s)	All that piece and parcel of freehold immovable property being No. 133-3, Hosakerehalli Village Rajarajeshwari Town, Uttarahalli Hobli Bangalore South Taluk, Bangalore- 560085, now presently within the limits of BBMP and bounded towards East by: Road, West by: Site No. 2, North by: Site No. 4/A, South by: Site No. 3/B, measuring east to west 40 feet, north to south 30 feet, in all measuring 1200 square feet (more particularly described in the title documents of secured asset)	
Details of Demand Notice issued under Section 13(2) of the SARFAESI Act, 2002	Date of Demand Notice	20-10-2021
	Outstanding Amount	Rs. 23,46,198/- as on 15-09-2021
Details of Reserve Price and Earnest Money Deposit (EMD)	Reserve Price	Rs. 53,00,000/-
	EMD	Rs. 5,30,000/-
	Last date of EMD Deposit	21-03-2022
Details of Public Notice and Auction	Date of Auction	22-03-2022
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Business Standard and Vishvavani in Bangalore on 10-02-2022
Details of Contact Person(s)	Pinaki Paul	90071 89040
	Vinay Suryavanshi	81973 21088
	Atul Pathak	98197 36095



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Properties Under E-Auction Secured Asset(s) - Annexure 4

Ahmedabad

Details of the Borrower(s) / Guarantor(s)	Loan Account Number: 380001SEC0011072	
	1. Gopal Engineering Co. 2. Mr. Ramgopal Munsilal Tiwari 3. Mrs. Shashibala Ramgopal Tiwari	
Details of the Secured Asset(s)	Property 01 - Flat No. 102, 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 (more particularly described in the title documents of secured asset)	
	Property 02 - 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 (more particularly described in the title documents of secured asset)	
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	Property 1: Rs. 16,00,000/- Property 2: Rs. 15,50,000/-
	EMD	Property 1: Rs. 1,60,000/-
		Property 2: Rs. 1,55,000/-
	Last date of EMD Deposit	21-03-2022
Details of Public Notice and Auction	Date of Auction	22-03-2022
	Time of Auction	11 AM to 01 PM
	Incremental Value	Rs. 1,00,000/-
	Public Notice	Published in Free Press and Lokmitra in Ahmedabad on 10-02-2022
Details of Contact Person(s)	Pinaki Paul	90071 89040
	Naresh Rajput	97129 69625
	Atul Pathak	98197 36095