PUBLIC NOTICE

Notice is hereby given that Late Milind Vasant /engurlekar, owner of Premises Flat No. A-604, on 06th Floor of The Park Unique

Co-op Housing Society Limited, C.S. Road, Shakti Nagar, Dahisar (East), Mumbai-400068, expired on 29th April, 2025. Late

The Park Unique Co-op Housing

Society Limite

Secretary

Date: 10-07-2025

4505210130000060

4505210130000041

property is owned by Vaibhav Parulekar and Aparna Vaibhav Parulekar.

PUBLIC NOTICE

PUBLIC NOTICE
The Public at large and all concerned are hereby informed that I, Mr. Dilip Yashawant Wani , former Partner of the Partnership firm of M/s. D. Y. WANI & CO., Advocates & legal Consultants, has retired from the sair partnership firm with effect from 31/03/2025.
Mr. Devashish Dilip Wani, other Partner of the said Firm is now continuing the profession of M/s. D. Y. WANI & CO., Advocates & legal Consultants as its Sole Proprietor.

Dated this 1st day of April, 2025 at

पंजाब वैद्याल बैंक U punjab national bank Shop No-2, ground floor, Hargun House, Worli, Mumbai 400018 PUBLIC NOTICE Notice is hereby given to the following customers of Punjab National Bank for payment of locker rent arrears. In terms of bank's guidelines in case locker rent is not paid for more than three years bank is empowered to break open the locker and the expenses incurred

Milind Vasant Vengurlekar had filed nomination in favor of his wife- Mrs. Minal Milind Vengurlekar, Son-Mr.Pushkar Milind thereby and arrears of rent and other costs will be recovered out of the sale of the contents found if any. All the customers are here by directed to pay the locker rent on or before 09-10-2025 (90 days from the date of publication) to avoid the break open of the locker. engurlekar and Son- Mr. Mithil Milind engurlekar in the society office before his leath. The society has received the transfer case the payments are not made bank will proceed for break open of locker on or after equest from the abovementioned nominated or objections from other heir/s or claimant/ or objector/s for the transfer of the share said Premises within a period of 14 days from

local bairs. The Casiate barabe invites alains	103-10-2023 (30 days from the date of publication) without any further hotice.					
legal heirs. The Society hereby invites claims or objections from other heir/s or claimant/s	Sr.	Locker No.		Branch	Branch Address	Rent Due Date
of objector/s for the transfer of the shares	No.		Name			Date
and interest of the deceased member in the	1	AC00196	MANIK P	WORLI	Shop No-2, ground	01-01-2022
said Premises within a period of 14 days from	'		MAKHIJANI		floor, Hargun House,	
the publication of this notice, with copies of			WITH CHIOTHAI		Worli, Mumbai 400018	
proofs to support the claim/objection. If no					Worli, Muribai 4000 16	
claims/objections are received within the	2	AD00277	HETAN T PATEL	WORLI	Shop No-2, ground	01-01-2022
period prescribed above, the society shall be					floor, Hargun House,	
at the liberty to deal with the shares and					Worli, Mumbai 400018	
interest of the deceased member in the	Diag	a . Mumbai			,	-11
manner they deem iit.	Place :- Mumbai				Sd/-	
For & On Behalf of	Date	Date :- 10/07/2025			Branch Manager	

Punjab National Bank

268445386 to 268445885 & 537806336 o 537806835 standing in the name of SUHAS SATISH PAI in the books of M/s. Baiai Finance Limited, has/have been lost/misplaced and SUHAS SATISH PAI has applied to the company for ssue of duplicate share certificate(s in lieu thereof. Any person(s) who has /have claim(s) on the said shares should lodge such

PUBLIC NOTICE

Notice is hereby given that the Share Certificates No(s) 657375/716130 for

1000 shares bearing distinctive no(s)

claim(s) with the company's registrars and transfer agents viz. Kfin Technologies Private Limited. Selenium Tower B. Plot No. 31-32 Gachibowli, Financial District, Nanakramguda, Hyderabad - 500032 within 15 days from the date of this notice failing which the company will proceed to issue duplicate share certificate(s) in respect of the said shares Date: 10-07-2025 Place: MUMBAI

Name of the Shareholde SUHAS SATISH PAI

24 03 2025 Rs 13 05 000

26.03.2025 1)Rs.9,99,000/-

/ Rs.99,900/-

07.12.2022

Rs 60 33 552 67

10.01.2022

All of them are of Bombay,Indian Inhabitan residing at 18, Motubai Street Agari Pada

Bombay 400 011 Versus

. Jeevan Damu Mahse . Bhiwa Damu Mahse . Smt. Yamu Ratan Lakhan . Smt. Ladku Vithal

AT BOMBAY SHORT CAUSE SUIT NO 162 OF 1991

Anwar Hajee Alimohammed Cassam

aji Kassam Agboátwala Salim S/o Dawood Haji Ali Mohd.

Haji Kassam Agboatwala . Yaseen s/o Dawood Haji Ali Mohd.

aji Kassam Agboatwala Zubair S/o Dawood Haji Ali Mohd

Iaji Kassam Agboatwala . Mumtaz D/o Dawood Haji Ali Moho

. Badrushama W/o Sulaiman Haji Al Iohd, Haji Kassam Agboatwala

Mohammed Siddique Patka Abdul Latif Mohammed Siddique Patka

Firoz Mohammed Siddique Patka Hamidabanoo Mohammed Siddique Patka

l of Bombay having their Office at 282,

gboatwala .Sarfaraz S/o Shabbir Dawood Agboatwala

odul Rehman Street Bombay - 400 00: . Najmussahar W/o Shabbir Dawood

1. Nazeeha D/o Shabbir Dawood A

Hamubai D/o Haji Ali Mohd.

aji Kassam Agboatwala

4. Smt. Ladku Vithal
5. Smt. Ladku Vithal
5. Smt. Janku Nanu
6. Moreshwar Babu Mahse
All of Bombay Indian Inhabitant, Residing
at Village Dahisar, Bombay,
7. M/s. Rajesh Builders
a firm carrying on business at Hamatlal
House, Mama Parmanand Marg, Opera
House Bombay - 400 004
8. Shri. Rajesh Himatlal
Of Bombay Indian Inhabitant, residing
at Kantilal House, 14, Mama Parmanand
Marg Bombay - 400 004
9. M/s Nahalchand Laloochand Pvt. Ltd.
A Company Registered under Companies J. Donindy - 400 U04

9. M/s Nahalchand Laloochand Pvt. Ltd.
A Company Registered under Companies
Act, Kantilal House 14, Mam Parmanand Road Bombay - 400 004
10. M/s Himatlal Laxmichand Pvt Ltd.
Having Their Office at Kantilal House 14,
Mama Parmanand Road Bombay - 400 004
11. M/s V.K. Lal Investment Pvt. Ltd.
Dalamal Towers, 10th Floor, Nariman
Point Bombay — 400 023.
12. Court Receiver High Court Bombay
in Suit No. 3415 of 1947 having his Office
tt Bank of India Bldg 2nd Floor M.G
Coad, Bombay - 400 023. Defendants

Whereas Mr Manthan Kiran Thakker Mr

Jeevan Damu Mahse Smt. Yamu Ratan Lakhan Smt. Ladku Vithal Smt. Janku Nanu Moreshwar Babu Mahse

. Moresnwar badu Manse Ill of Bombay Indian Inhabitant, tesiding at Village Dahisar, Bombay . M/S. Rajesh Builders firm carrying on business at Hamatlal Jouse, Mama Parmanand Marg, Opera House Rombay. 400 040 Iouse Bombay- 400 004

undersigned with necessary supporting documentary evidence within 15 days from the publication hereof, thereafter my clients shall complete the formalities of selling the As per order passed by Mr. R. D. Deshpandd dated 8th May 2025, you are directed to emain present in the Court of Court No. 61 Flond Floor, Old Secretariat Building, Bombay — 32 at 11:00 a.m. on 18th July 2025.

You are therefore directed to remain presen on 18th July 2025, failing which the matte will be passed further in your absence. Dated this 27th day of June 2025



City Civil Court, Bombay For M/s. Nanu Hormasiee & Co Advocates for the Plaintiff mbalal Doshi Marg, Fort, Mumbai- 400 023

PUBLIC NOTICE
The TATA Power Company Limited
Registered Office: Bombay House
24, Homi Mody Street, Mumbai-400 001 N THE BOMBAY CITY CIVIL COURT

24, Homi Mody Street, Mumbai-400 001
NOTICE is hereby given that the certificate for the undermentioned securities of the Company has/ have been lost/misplaced and the holder of the sald securities/applicant has/have applied to the Company to issue duplicate certificate[s]. Any person who has a claim in respect of the said securities should lodge such claim with the Company at its Registered Office within 15 days from this date, else the Company will proceed to issue duplicate certificate[s] without further intimation.

intimation.	
Name of Share Holders	Ramesh Chand Aggarwal
Certificate No.s	6556
Face Value	Rs.1.00 per Share
No. of Securities	1680 Shares
Distinctive No.	15502161-15503840
Place: Mumbai	Name of holder/Applicant
Date: 10.07.2025	Ramesh Chand Aggarwal

PUBLIC NOTICE

That Anuradha Kantilal Thakker

("Deceased") died intestate on 18th June

Kiran Kantilal Thakker and Mr. Kantilal Vallabhdas Thakker are the joint owners of

the said Premises and will be entering into an

agreement to sell & dispose the above said

Premises free from all encumbrances to any

person and if any person/s, legal heirs etc.

having any claim, objection or rights, title, interest etc. of whatsoever nature in the said

aforesaid Flat/Premises shall intimate to the

aforesaid Flat/Premises without consi

Dated this 10th day of July 2025

claims if any received after expiry of the sai

Rahul Narendra Singh

Mumbai-400076

Advocate High Court, Shop No.68, Powai Plaza,

Hiranandani Gardens, Powai

Vallabhdas Thakker

PUBLIC NOTICE

Mr. Dilip Yashawant Wani 1/D-206, Dreams Complex, LBS Marg,Bhandup West, Mumbai- 400 078

Mrs. Chhaya Amar Misal was a member the Ekta Bhoomi Gardens III Co-operativ Notice is hereby given that Late. Anuradha Kantilal Thakker was the joint owner holding 25% undivided share of Residential Premises at Flat No. 705, 7th Floor, A-wing, of Lake Housing Society Limited ("Society") havin address at Dattapada Road, Rajendra Nagar, Borivali- (East), Mumbai- 400 066 Primrose ABC Co-Operative Housing Society Ltd., situated at Lake Homes, Off. and was jointly holding Flat No. 507 on the the floor in "B" wing together with one Car Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai – 400076, admeasuring 88.53 sq. mtrs. Carpet area Parking Space in lower level of podium bearing No. G-22 in the Building No. 4 of the Society (collectively referred to as the (inclusive of the enclosed balconies) ('said **'Premises"**), along with her daughter, Mrs. Flat/Premises') along with other joint owners i.e. Mr. Manthan Kiran Thakker, Mr. Kiran Aarti Jay Vyas nee Aarti Amar Misal and son-in-law, Mr. Jay Hemant Vyas. Kantilal Thakker and Mr. Kantilal

Mrs. Chhaya Amar Misal has died on 24th May, 2025 without making any nomination ir respect of her undivided share in the said

2025 at Mumbai, and thus all the entitled lega heirs i.e. Mr. Kantilal Vallabhdas Thakker (husband of the Deceased) and Mrs. Bindu hereby invite claims and objections from a persons, heirs, legal representatives Dilip Budhani (daughter of the Deceased) being the Releasors and Mr. Kiran Kantilal Thakker (son of the Deceased) being the entities or any other claimants/objector who nay have any right, title, interest, benefit, share, claim or demand in respect of the Releasee executed and registered a Release Premises or any part or portion thereof Deed dated 01st July, 2025 duly registered Such claims or objections, if any, must be before the sub registrar of assurances vide sr. no. MBI28-12255-2025 for the said Flat and submitted in writing together with al supporting documentary evidence in a thereby making Mr. Kiran Kantilal Thakker 2/4th undivided share owner of the said Residential Premises. sealed envelope to the undersigned within 15 days from the date hereof.

n the event no claims and objections ar eceived within the stipulated time, all such claims, if any shall be deemed to have bee vaived and/or abandoned, and no further claims shall be entertained. Please mark the envelope "Flat No. 507

Ekta Bhoomi Gardens III" Dated this 10th day of July 2025

KSHITIJ SHAM KADAN

Advocate Office:- Row House No. 19/131 Rajendra Nagar, Dattapada Road Borivali- (East), Mumbai- 400 066 Mob No.: +91 9773333973 Email:advkshitijkadam@gmail.com

PUBLIC NOTICE

NOTICE is hereby given that we are investigating the title of **Mr. Vaibhav** Pramod Nikale, residing at Post Village Nandurdi, Taluka Niphad, District Nashik - 422308, an India nhabitant, with respect to the flat esidential more premises particularly described in the Schedule ereunder written ("the remises").

All persons having any claim in respec of the said Premises or part thereof, by way of sale, exchange, mortgage charge, guarantee, gift, trust maintenance, inheritance, possession lease, tenancy, lien, license or any right of prescription or pre-emption of under any agreement or othe disposition or under any decree, orde or award passed by any Court, Tribuna or Authority or otherwise howsoeve are hereby requested to make the ame known in writing along with copies of relevant supporting uments, to the undersigned having heir office at Ground Floor, Neptune iulmohar, P. K. and Zaver Road lunction, Mulund West, Mumbai 400 080, within a period of 14 (Fourteen) days from the date of ublication hereof, failing which, all o of such purported ms/objections, interest or deman shall be deemed to have been waived

THE SCHEDULE ABOVE **REFERRED TO (Description of** "the said Premises")

nd/or abandoned.

All those 5 (five) fully paid-up share Rs.50/- each and numbered from 1 to 5 (both inclusive) dist in the capital/property of th Nav-Abhay Co-operative Housing Society Limited and as mentioned in the Share Certificate No. 1 togethe with all the rights, title and interest in Residential Flat Premises being Flat No. A/17, admeasuring about 325 Sq. ft. (Carpet) area on the 4th Floor the Nav-Abhay Co-operative Housing Society Limited, situated at Amol Building, Tambe Nagar, S. N. Road, on plot bearing C.T.S. No. 17 of Village Mulund (West), Taluka Kurla of Mumbai Suburban District and lying within the limits of Municipal urisdiction of 'T' Ward, Mulund Mumbai - 400 080

Date : 10th July, 2025

(Advocate, Bombay High Court)

sd/ Adv. Anushka Deshmukh

Name of Shareholde Date: 10.07.2025

PUBLIC NOTICE

PUBLIC NOTICE

NOTICE is hereby given that Certificate(s No. 2034613 and 2067219 for Equity 282

Shares face value Rs.1/- Folio No. S02801 Dis

Nos. 1768371 to 1768395, 3690110 t 3690134, 5800457 to 5800506, 11524697 t 11524796, 22739388 to 22739587, 4730233 to 47302569, 115170533 to 115171172

133867872 to 133868001 and 139107923 to 139109332 of Colgate-Palmolive (India

Limited standing in the name(s) of Late Shiv Narain Jaitly has / have been lost or mislaid and

the undersigned has / have applied to th

company to issue duplicate certificate(s) for the said shares. Any person who has a claim in respect of the said shares should lodge such

claim with the Company at its Registered Office Colgate-Palmolive (India) Limited, Colgate Research Centre Main Street Hiranandan Gardens, Powai, Mumbai, Maharashtra

100076 within one month from this date els the company will proceed to issue duplicate

NOTICE is hereby given to the general public that Mr. Ravindra Gopal Matondkar is the awful and rightful owner of Flat No. 1814. admeasuring approximately 39.00 square meters i.e., 419.79 square feet Carpet Area as per RERA, situated on the 18th Floor o the building known as "Sushanku Avenue 36", located at Siddharth Nagar, Goregaoi (West), Mumbai – 400104 (hereinafte

referred to as the "Said Flat"). It is further notified that the original greement for Sale dated 28th July 2023 xecuted between Mr. Ravindra Gopa Matondkar and the Developer. M/s sushanku Realty Private Limited, along with he original Registration Receipt pertainin o the Said Flat, has been lost/misplaced an s not traceable despite diligent search. Any person or persons having any clain

ight title interest objection or demand hatsoever in respect of the Said Flat or any art thereof, whether by way of sale, transfe assignment, mortgage (equitable o otherwise), lease, exchange, easement tenancy, lien, licence, gift, bequest nheritance, trust, maintenance, possession ncumbrance, attachment or otherwis howspever, are hereby required to make the same known in writing, together with documentary proof and supporting evidence by Registered Post A.D., addressed to the ndersigned at the address mentioned elow, within 15 (Fifteen) days from the date

of publication of this notice. no such claim, objection or representation s received within the aforesaid period, it sha be deemed that there is no claim or objection in respect of the Said Flat, and my client shal e at liberty to deal with and/or transfer the aid Flat in anv manner as he deems fit, and uch claim, if any, shall be considered as vaived, abandoned, or barred in law. PLACE · MUMBAL

Advocate R. S. Kedar 1/A, Arun Bazar, Opp. Natraj Market, S.V Road, Malad (West), Mumbai – 400064

PUBLIC NOTICE

This Notice to Public is hereby given that Flat bearing No. 208, 2nd Floor, Chancha Tower B CHSL, admeasuring 550sq.f (Super built-up) at S.N. 97A, H.N. 3(Part of Village Manickpur, Anand Nagar, Vasa Road (W), Taluka Vasai, Dist. Palghar with Share Certificate No. 16 having five hares from 76 to 80 (both inclusive by Mr. Pratapray M. Sheth vide Agreemer dated 09 March 1987 from M/s. Everead Construction. That Mr. Pratapra Manubhai Sheth died intestate o 10/07/2000 and thereafter his wife Mrs Saroj Pratapray Sheth died intestate of dated 22.05.2023 leaving behind the three Sons 1) Hitesh Pratapray Sheth, 2 Haresh Pratapray Sheth and 3) Jagdis Pratapray Sheth as their only legal heir. Fhat 1) Hitesh Pratapray Sheth, 2) Hares

Pratapray Sheth and 3) Jagdish Pratapra Sheth has approached Chanchal Tower E CHSL to transfer all rights and shares o Late Mrs. Saroj Pratapray Sheth and Late Mr. Pratapray M. Sheth in the above said Flat bearing No. 208, in favour of Hites Pratapray Sheth, being legal heir and th same is being recorded in the Shar certificate. Now Hitesh Pratapray Shet with consent of 1) Haresh Pratapray Shett and 2) Jagdish Pratapray Sheth intends to sell the said flat to 1) Mr. Raiendraprasac Shrinath Jaiswal and 2) Mrs. Hemlat Rajendraprasad Jaiswal therefore th public notice for calling upon objections

All persons claiming an interest in the sai flat or any part thereof by way of sale, gift lease, inheritance, exchange, mortgage charge, lien, trust, possession, easemer attachment or otherwise howsoever a nereby required to make the same know o the undersigned along wit documentary evidence at his office at Adv /. B. Shukla, First Floor, Reliable Prestige Achole Road, Nalasopara (E), Taluk Vasai, Dist. Palghar 401209 within 15 days from the date hereof, failing which Hitesh Pratapray Sheth shall have all rights and title to sell and dispose the said flat No. 208 to 1) Mr. Rajendraprasad Shrinath Jaiswal and 2) Mrs. Hemlata Raiendraprasad Jaiswal, without an reference to such claim and the same any, shall be considered as waived.

Adv. V. B. Shukla

Dhunseri

DHUNSERITEA & INDUSTRIES LIMITED

Regd. Office: Dhunseri House, 4A, Woodburn Park, Kolkata-700020

NOTICE is hereby given that the 28th Annual General Meeting (AGM) o Dhunseri Tea & Industries Limited is being convened on Friday, August 8

Visual Means (OAVM) pursuant to the provisions of The Companies Act 2013 and rules made thereunder and SEBI (LODR) Regulations, 2015 read with various Circulars of SEBI and Ministry of Corporate Affairs. The Members can attend and participate at the ensuing 28th AGM through the VC/OAVM platform being provided by National Securities Depository

As aforesaid and in compliance of the Act, Rules and SEBI Circulars the soft

A letter providing the web-link, including the exact path, where complete details of the Annual Report is available will also be sent to those Mer

Members holding shares in physical form or who have not registered their

address/email id/bank details etc with their Depository Participant(s) (DP). Members holding shares in physical mode are requested to register / update their bank account details /email address etc by submitting duly completed and signed Form ISR-1 / Form ISR-2 along with supporting documents, i

For Dhunseri Tea & Industries Limited

U GRO

UGRO CAPITAL LIMITED

Corporate Identification Number (CIN): L67120MH1993PLC070739. Registered Office: Equinox Business Park, Tower -3, 4th Floor, LBS Marg, Off BKC Road, Kurla (West), Mumbai 400070. Tel: +91-22-41821600; Website: www.ugrocapital.com E-mail: cs@ugrocapital.com

NOTICE OF THE 32ND ANNUAL GENERAL MEETING

Notice is hereby given that the 32nd Annual General Meeting ("AGM/ Meeting") of the Members of UGRO Capital Limited ("the Company") vill be held on Friday, 8th August 2025 at 11.00 A.M. (IST) through Video Conferencing ("VC") /Other Audio Visual Means ("OAVM") to transact the ousiness specified in the Notice of AGM of the Company, in compliance with the applicable provisions of the Companies Act, 2013, ("the Act"), SEB (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI isting Regulations"), read with all applicable circulars on the matter issued by the Ministry of Corporate Affairs ("MCA") and Securities and Exchange Board of India ("SEBI").

Pursuant to applicable regulations and circulars, the Company on Thursday 10th July 2025, has sent soft copy of the Notice of the 32nd Annual General Meeting along with Annual Report for the F.Y. 2024-25 via e-mail to those Members who have registered their email addresses with the Company Depositories and Registrar and Transfer Agent. The Annual Report 2024-25 along with the Notice of AGM is also available

on the Company's website at www.ugrocapital.com, on website of Stock Exchanges i.e. BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com and website of National Securities Depository Limited (NSDL) at www.evoting.nsdl.com.

Pursuant to Section 91 of the Act and Regulation 42 of the SEBI Listing Regulations, the Register of Members and Share Transfer Books of the Company will remain closed from Saturday, 2nd August 2025 to Friday, 8th August 2025 (both days inclusive).

Pursuant to the provisions of Section 108 and other applicable provision of the Act and Rule 20 of the Companies (Management and Administration) Rules 2014 as amended and Regulation 44 of the SERI (Listing Obligation and Disclosure Requirements) Regulations, 2015, applicable MCA and SEBI Circulars, the Company is pleased to offer remote electronic voting "e-voting") facility to all its Members to enable them to exercise their righ o vote by remote electronic means. The Company has engaged the service of NSDI to provide remote e-voting facility to the Members. The remote e-voting facility will be available during the following period:

Commencement of e-voting: From 9:00 a.m. (IST) on Tuesday, 5th August 2025 End of e-voting: Up to 5:00 p.m. (IST) on Thursday, 7th August 2025.

The remote e-voting module shall be activated by NSDL before the commencement of remote e-voting period and shall be disabled after the conclusion of remote e-voting period.

Members holding the shares either in physical form or dematerialized orm, as on the cut-off date i.e. Friday, 1st August 2025 are eligible ("eligible Members"), to exercise their rights to vote by the remote e-voting on any or al of the businesses specified in the Notice convening the AGM of the Company Any person who acquires shares of the Company and becomes member of the Company after dispatch of the Notice of AGM and holds shares as on the cut-off date i.e. Friday, 1st August 2025 is requested to refer the detailed procedure and instructions for remote voting mentioned in the Notice o AGM. However, if a person is already registered with NSDL for e-voting then existing user ID and password can be used for casting vote.

Members who have not registered their e-mail address are requested to egister the same in respect of shares held in electronic form with the Depository through their respective Depository Participant(s). In respect of shares held in physical form, Members may update their KYC along with their email id by writing to the Company's Registrar and Share Transfer i.e. MUFG Intime India Private Limited at C-101, 247 Park, LBS Marg, Vikhroli (W) Mumbai - 400083 or at rnt.helpdesk@in.mpms.mufg.com.

Once the vote on a resolution is cast by the Member, the Member shall not be allowed to change it subsequently. There will be one e-vote for every Folio/ Client ID irrespective of the number of joint holders. Voting Rights shall be reckoned on the paid-up value of shares registered in the name of the Member(s) as on the cut-off date mentioned above and any person who is not a nember as on that date should treat this Notice for information purposes only The Members who have not casted their vote by remote e-voting will be eligible to cast their vote through e-voting during the AGM. Members who have cast their votes by remote e-voting prior to the meeting may attend the

Members may cast their vote through electronically during the period wher -voting is open. The detailed procedure and instructions for voting are nentioned in the Notice of AGM.

neeting but shall not be entitled to cast their vote again

In case you have any queries or issues regarding e-voting, you may refer he Frequently Asked Questions ("FAQs") and e-voting manual available at www.evoting.nsdl.com, under help section or write an email to evoting@nsdl.com or call on: 022-4886 7000 and 022 - 2499 7000, or send a equest to Ms. Pallavi Mhatre, Senior Manager at evoting@nsdl.com.

Members seeking any information/desirous of asking any questions with regard to the financial statements or any matter to be placed at the AGM are requested to send email to the Company at cs@ugrocapital.com at least 7 days before the AGM. The same will be replied by the Company suitably.

> By Order of the Board of Directors For UGRO Capital Limited

> > Satish Kuma

Place: Mumbai

Date: 10th July 2025

Company Secretary and Compliance Officer

Sd/

Place : Kolkata

Date : July 09, 2025

CIN: L15500WB1997PLC085661

Phone: 91 33 2280-1950(5 Lines); Fax: 91 33 2287 8350 / 9274 E-mail: mail@dhunseritea.com; Website: www.dhunseritea.com

NOTICE TO THE MEMBERS

2025 at 3.00 P.M. (IST) through Video Conferencing (VC)/Other Audio

Limited (NSDL). The procedure for joining the 28th AGM and for participating in the e-voting process through VC/OAVM are detailed in the Notes annexed to the Notice of the 28th AGM. The Annual Report for 2024-25 including the Notice of 28th AGM will be available on the Company's website a www.dhunseritea.com and also on the website of the stock exchanges with whom the equity shares of the Company are listed viz. www.bseindia.com and www.nseindia.com

copies of the Notice convening the 28th AGM along with the Annual Reports and Accounts for 2024-25 is being sent to the registered email addresses o the respective shareholders.

whose e-mail address are not registered.

email address with the Company can cast their vote either through Remote e-voting or E-voting during the AGM in the manner as detailed in the Notes annexed to the Notice of the AGM. Members holding shares in demat mode, are requested to register / update thei

any, to the Company's Registrars & Share Transfer Agents M/s. Maheshwar Datamatics Private Limited, 23, R.N. Mukheriee Road, 5th Floor Kolkata-700001. The aforesaid forms are available at Company's website https://dhunseritea.com/investors/.

Urmi Bhotika Company Secretary & Compliance Officer

bounded as follows: East Open Garden, West: Internal Road, South: D/E wing, North: A/b wing

(SARFAESI Act) 2002, READ WITH PROVISO RULE 8(6) & 9 OF SECURITY INTEREST (ENFORCEMENT) RULES 2002. The undersigned as authorised officer of Ujjivan Small Finance Bank Ltd., has taken possession of the following property in exercise of powers conferred under section 13(4) o Name of Borrower/ Co-Borrower

Ujjivan Small Finance Bank

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT

Regional Office : 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi-Mundhwa Bypass, Village Kharadi, Pune-411014

the SARFAESI Act. The Borrower in particular and public at large are informed that Public auction of the mortgage property in the below mentioned account for realisation of dues / Guarantor/ Mortgagor

of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under. 13(2) Notice Date/ Date of Oùtstanding Due

SI. Loan Acc. No Reserve Price (in Rs.) As on EMD in INR 4416210180000007 1) Mr. Bharatkumar Malaji Dewasi, 2) Mrs. Shankarlal Deva Singh Malaji Dewasing 11.10.2021 / 03.04.2025 Rs.14.87.000 Both are residing at House No. 948/0, Room No. 304, 3rd Floor Bhndari Compound Narpoli, Rs.18.07.853/-

4416-KALYAN Rs.1.48.700/ Bhiwandi Thane Maharashtra - 421305 as on 30.09.2021

Description of the Immovable Property: All that piece and parcel of property being Flat No. 203, on 2nd Floor, Building No. 29, area admeasuring - 31.29 sq. mtrs. In the building known as "Maitri Park" constructed in respect of the Survey No. 114(Part), lying being situated at village-Kalher, Taluka-Bhiwandi, District - Thane within the limits of Registration and Sub-District Thane.

1) Mr. Gorakh Dyandev Sonawane, 2) Mr. Machindra Sonawane, 3) Mrs. Rupali 4462210130000012 11.10.2021 22.03.2025 Rs.11,22,000 4411210150000004 Machindra Sonawane, All are residing at New Hind Mill Mahadha Colony, R.N. 0609 6th / 4462-KAMOTHE 21.16.540

byculla 3 D. Bldg No. Byculla E Maharashtra -400010 Rs.1,12,200/as on 30.09.2021 Description of the Immovable Property: All that piece and parcel of the property Flat No. 409, 4th Floor, admeasuring 365 sq. fts. In the land bearing Survey No. 26, Hissa No. D, lying being situated at Village - Deved, Taluka - Panvel, District - Raigad, within the limits of Grampanchayat Deved

1) Mr. Inderlal Bhurdas Vaishnav, 2) Mrs. Purnima Indarlal Vaishnav, both are resding at

B 507, Charko Aditya Chs. Ltd. Plot No. 4 Rsc 6a, Behind Police Station Charkop Sector No. / Rs 18 53 615/ 4505-VIRAR , Mumbai Kandivali West, Maharashtra - 400067 Rs.1.30.500/ as on 06.12.2021 Description of the Immovable Property: All that piece and parcel of Flat No. 304 on third floor, C Wing admeasuring 443 sq. ft. ie. 49.40 sq. mt. in the building known as "Mary Gold" and complex known as "Meher Park" on the land bearing survey no. 134/part/II lying being and situated at village Palghar, Taluka Palghar and dist. Palghar which is

4411210130000139 1) Kunjan Atmaram Bhagat, 2) Nilima Kunjan Bhagat, both are residing at Room No. 04, 06 06 2022 29.04.2025 Rs.9,00,000 / Rs.11.54.164/-Jhiuaji Charat Chawl, Harigram Panvel, Raigad, Maharashtra - 4102006 and **also at** Mu.Jarur tal.Ghatanji Jarur, Rajurwadi Ghatanji Yavatmal, Maharashtra-445301. 4411-KOPARKHAIRNE Rs.90,000/-

Description of the Immovable Property: All that Piece and parcel of Residential property being Flat no. 16, on Ground Floor, area admeasuring 310 Sq.mtrs in the building known as "Ganesh Nagar", constructed on the house no 524 situated at village-Gulsunde Taluka Panvel, District-Raigad, Group Grampanchayat Gulsunde. Boundries-East: Open Space, West: Open Space, South: Road, North: Open Space. 4435210130000006 1) Nareshkumar Murlidhar Soni S/o Murlidhar Soni, 2) Mrs. Aruna Nareshkumar Soni 25.11.2022 24.01.2025 Rs.8,44,000 W/o Naresh Soni, both are residing at Behind Popular Hotel, 801, Shivshakti Heights, Patel Rs. 29.30.901.96 4435-BORIVALI Chowk, Hingwala Lane, Ghatkopar, Pant Nagar, Mumbai, Maharashtra - 400075 Rs.84,400/as on

19.10.2022 Description of the Immovable Property: All that plot of land bearing N.A. Plot bearing plot No. 15, New Survey No. 48, Hissa No. 2 (Old Survey No. 73/2), admeasuring 376.09 Square meters at Village - Boisar, Taluka - Plaghar, Dist. Thane. All that Flat / Shop premises bearing Flat No. 04, on Ground Floor, admeasuring about 375.02 sq. ft./Built-up i.e. 34.85 sq. mts area, in the building known as "Sai Dham Apartment", of Village-Boisar, Taluka - Palghar, situated at Yadav Nagar, Boisar (East), Dist. Thane, within the area

of Sub-Registrar Palghar, and Registration Dist. Thane, free from all encumbrances. 4411218860000004 27.03.2023 11.01.2025 Rs.13,55,000/ 1) Nitin Gulab Benake, 2) Gulab Govind Benake, 3) Madhuri Nitin Benake, All are 4411210180000006 residing at Near Ozhar Temple, Hirave Bk., Narayangaon, Pune- 410504 and House No 18 80 495 52 Rs.1,35,500/-0150/0034 Saidham Apartment, Mishra Chawl, Panvel, Raigarh - 400701.1) & 3) also at 4411-KOPARKHAIRNE

Rangoli Boutique NX at Shop No. 3, Ground Floor, Datta Prasad CHS, Shivaji Road, Old as on 21.02.2023 Panvel, Raigad- 410206. Description of the Immovable Property: Flat No. 304, 3rd Floor, B Wing, (admeasuring 345 Sq.Ft.), House no. 0150 (GHA-GHA-0054-0004-0304), Survey No. 145, Saidham

Apartment, Samartha Nagar, Ghansoli Village Road, Plot No. 64, Building Unit No. 1, At Ghansoli, Navi Mumbal 4505210130000045 08.09.2021 25.01.2025 Rs.10.33.000/ 1) Omprakash Pappu Gupta, 2) Kamlawtidevi Pappu Gupta, both are residing at / Rs.7.85.099/-Gala No.01, Ground Floor, Uday Nagar, Sakinaka, Andheri, Mumbai- 400072 4505-VIRAR as on 11.08.2021 Rs.1,03,300/-

Description of the Immovable Property: All that piece and parcel of Flat No. 202, on the Ground Floor, on Second Floor, A-Wing, admeasuring an area 385 Sq. Fts, in the building known as Poonam Apartment, constructed on the land bearing S.No. 233 Plot No. 1, (Old Survey No. 67/2) Plot No. 20, having total area 409.5 Sq., Fts., lying being and situated at village, Salwad, Taluka and District Palghar; which was owned by you. In addition to it all the immovable properties and moveable properties owned by the borrower and co-borrowers as detailed in the aforesaid loan account

1) Sanjay Bapu Sarode, 2) Sindhu Sanjay Sarode, both are residing at Balaji Tower Flat 11 04 2025 Rs 6 23 000/ 4412210080000009 06.06.2022 no 404, B wing At post Varap Gaon Kalyan Murbad Road Varap, Thane Maharashtra-421301 and also at Ward no 5 Mharal Pada At Poet Varan, Near Mayu Opp Tharwani Project, Thane Maharashtra-421301.2) also at Bhaiva Saheb Ambedkar as on Nagar, nr. Hanuman Mandir Ulhasnagar, Thane, Maharashtra - 421002.

Description of the Immovable Property: All that Piece and parcel of Residential property being Gala no.3 area admeasuring 163 sq fts builts up, in C wing of the building known as "AANADIBAI COMPLEX" constructed on LAND bearing Survey No. 122. Hissa no. 2 situated at Village - Kamba, Taluka & District - Thane. Boundaries: East-As pe the technicak report, West-As per the technicak report, South-As per the technicak report, North-As per the technicak report 4416210130000080 1) Mr. Santosh Tulshi Katar, 2) Mrs. Nirmala Santosh Katar, 30.09.2021 28.03.2025 Rs.19,13,000/-

Both are residing at Residing at: Flat No 201, Building No. A-6, Sector No. 9, Gharonda, / Rs.22,18,780/-4416-KALYAN Rs.1,91,300/-Thane, Maharashtra 400701, as on 22.09.2021 Description of the Immovable Property: All that piece and parcel of property Flat No. 701, on 7th Floor, area admeasuring 31.46 Sq. Mtrs. In the building No. 5, in the Housing Project known as "Maple City" constructed on S. No. 143/4A, S. No. 141 & S. No. 144/2 S. No. 144/1A situated at village Badlapur, Taluka - Ambarnath, Dist. Thane, within the

1) Vaibhav Vasant Parulekar (Propreitor - M/s Bhalchandra Facility Management)

4505210130000039 2) Aparna Vaibhav Parulekar, both are residing at Flat No. 702, Building No 4, 7 Floor, Shanti Garden, Che Ltd, Mira Road F Thane -401107 and also at Flat No. 109, 110, 1st as on Rs.13,59,000/-4505-VIRAR 20.09.2022 Floor, under Krishna Niwas, Tarapur, Palghar, Ulhasnagar Municipal Corporation / Rs.1.35.900/ Description of the Immovable Property: 1) All that piece and parcel of FLAT NO. 109, 1st floor, area about - 650 sq.ft, under Krishna Niwas, constructed on the land bearing 1) CTS NO. 911 admeasuring area 285.1 sq.mtrs 2) CTS no. 913 admeasuring 85.04. sq.mtrs and 3) CTS No. 914 admeasuring 19.22 sq.mtrs, 4) CTS No. 915 admeasuring

416.59 sq.mtrs, total area 805.95 sq.mtrs lying being and situated at village Tarapur, taluka and district - Palghar, Ulhasnagar Municipal Corporation. The aforesaid mortgage property is owned by Vaibhav Parulekar and Aparna Vaibhav Parulekar. Description of the Immovable Property: 2) All that piece and parcel of FLAT NO. 110. 1st floor, area about 700 sq.ft under Krishna Niwas, constructed on the land bearing 1 CTS NO. 911 admeasuring area 285.1 sq.mtrs 2) CTS no. 913 admeasuring 85.04, sq.mtrs and 3) CTS No. 914 admeasuring 19.22 sq.mtrs, 4) CTS No. 915 admeasuring

416.59 sq.mtrs, total area 805.95 sq.mtrs lying being and situated at village Tarapur, taluka and district - Palghar, Ulhasnagar Municipal Corporation. The aforesaid mortgage

Date & Time of Inspection of the property(ies) 18-07-2025 & 13-08-2025 Between 11AM to 4PM Date for Submission of Bid & EMD 18.08.2025 between 11 AM to 05 PM

Date and Time of Auction 19.08.2025 from 11:00 AM to 2:00 PM Earnest Money Deposit (EMD) in INR (Should be paid through Demand Draft in favour of "Ujjivan Small Finance Bank Ltd.").

Place of submission of bids: Ujjivan Small Finance Bank Ltd., Nanak Appartment Next to Hotel Zaika

Near Khadakpada Circle Kalyan Murbad Road, Wayale Nagar, Kalyan Thane, Maharashtra-421301 for All Sl.Nos. (Contact Details: Krishna Singh - 7767847584, Bhakti Nena - 9224471494)

Terms & Conditions: - The e-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS' and "whatever there is" BASIS". . To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for

any third party claims/ rights/ dues. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put or

auction will be permitted to interested bidders at sites as mentioned against each property description.

s. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above. I. The E-Auction will be conducted through Ujjivan Small Finance Bank approved E-auction service provider - M/s C1 India Pvt. Ltd.,. Contact person – Prabakaran M - (Mob No.7418281709). The intending bidders are advised to visit https://www.bankeauctions.com or https://www.uiiivansfb.in/e-auctions for the details of the properties in the website and for taking part in the bid they should register their names at portal https://www.bankeauctions.com and get their user-id and password free of cost. Prospective bidders may avail online training on E-Auction from the service provider M/s. C1 India Pvt. Ltd., Helpline Number's-7291918824, 25, 26 support email id:- support@bankeauctions.com

Auction portal - https://www.bankeauctions.com. 5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Uiiivan Small Finance Bank Ltd. However, the undersigned has the absolute discretion to allow inter-se bidding if deemed necessary. The Authorised officer has the discretion to accept or reject any offer / Tender without

6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15 th day of sale or within such extended period in any case not exceeding 3 months as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting Purchaser shall have no claim/ right in respect of property/ amount. . The publication is subject to the force major clause.

8. Bidding in the last moment should be avoided in the bidders own interest as neither the Ujjivan Small Finance Bank nor Service provider will be responsible for any

lapse/failure(Internet failure/power failure etc.). in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully This is also a notice to the above named borrowers/Guarantor's/Mortgagors about public auction scheduled for sale of mortgaged properties Sd/- Authorised Officer, Ujjivan Small Finance Bank Place: Mumbai, Date: 09.07.2025