



PUBLIC NOTICE

Notice is hereby given that Late Milind Vasant Vengurlekar, 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 28th April, 2025. Late Milind Vasant Vengurlekar had filed nomination in favor of his wife, Mrs. Minil Milind Vengurlekar, Son-Mr.Pushkar Milind Vengurlekar and Son- Mr. Mitihl Milind Vengurlekar in the society office before his death. The society has received the transfer request from the abovementioned nominated legal heirs. The Society hereby invites claims or objections from other heirs/ or claimant/s or objector/s for the transfer of the shares and interest of the deceased member in the said Premises within a period of 14 days from the publication of this notice, with copies of proofs to support the claim/objectioin. If no claims/objectioins are received within the period prescribed above, the society shall be at the liberty to deal with the shares and interest of the deceased member in the manner they deem fit.

For & On Behalf of
The Park Unique Co-op Housing
Society Limited
Sd/-
Secretary

Date : 10-07-2025

**ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ**
...ਭਰੋਸੇ ਦਾ ਬੈਂਕ / ...the name you can BANK upon /

**punjab national bank**
...the name you can BANK upon /

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 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 hereby 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. In case the payments are not made bank will proceed for break open of locker on or after **09-10-2025 (90 days from the date of publication)** without any further notice.

| Sr. No. | Locker No. | Locker Holder Name | Branch | Branch Address | Rent Due Date |
|---------|------------|--------------------|--------|---|---------------|
| 1 | AC00196 | MANIK P MAKHIJANI | WORLI | Shop No-2, ground floor, Hargun House, Worli, Mumbai 400018 | 01-01-2022 |
| 2 | AD00277 | HETAN T PATEL | WORLI | Shop No-2, ground floor, Hargun House, Worli, Mumbai 400018 | 01-01-2022 |

Place :- Mumbai
Date :- 10/07/2025

Sd/-
Branch Manager
Punjab National Bank

PUBLIC NOTICE

Notice is hereby given that the Share Certificates No(s) 657375/716130 for 1000 shares bearing distinctive no(s) 268445386 to 268445885 & 537806336 to 537806835 standing in the name of **SUHAS SATISH PAI** in the books of M/s. Bajaj Finance Limited, has/have been lost/misplaced and **SUHAS SATISH PAI** has applied to the company for issue of duplicate share certificate(s) in lieu thereof.

Any person(s) who has /have claim(s) on the said shares should lodge such 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 Shareholder **SUHAS SATISH PAI**

IN THE BOMBAY CITY CIVIL COURT AT BOMBAY SHIRT CASE SUT No. 162 OF 1991

1. Anwar Haje Alimohammed Cassam Agboatwala
2.Hamubai D/o Haji Ali Mohd.
Haji Kassam Agboatwala
3. Salim S/o Dawood Haji Ali Mohd.
Haji Kassam Agboatwala
4. Yaseen S/o Dawood Haji Ali Mohd.
Haji Kassam Agboatwala
5. Zubair S/o Dawood Haji Ali Mohd.
Haji Kassam Agboatwala
6. Mumtaz D/o Dawood Haji Ali Mohd.
Haji Kassam Agboatwala
7. Badrussama W/o Sulaiman Haji Ali Mohd.
Haji Kassam Agboatwala
8. Mohammed Siddique Patka
9. Abdul Latif Mohammed Siddique Patka
10. Firoz Mohammed Siddique Patka
11. Hamidabano Mohammed Siddique Patka
12. Naimussahar W/o Shabbir Dawood Agboatwala
All of them are of Bombay/Indian Inhabitant residing at 18, Motubai Street Agari Pada Bombay 400 011

Versus

1. Jeevan Damu Mahse
2. Bhiwa Damu Mahse
3. Smt. Yamu Ratan Lakhan
4. Smt. Ladku Vithal
5. Smt. Janku Nanu
6. Moreswar 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 Paramanand Marg, Opera House Bombay - 400 004
8. Shri. Rajesh Himatlal
Of Bombay Indian Inhabitant, residing at Kantilal House, 14, Mama Paramanand Marg Bombay - 400 004
9. M/s Nahalchand Laloochand Pvt. Ltd. A Company Registered under Companies Act, Kantilal House 14, Mama Paramanand Road Bombay - 400 004
10. M/s Himatlal Laxmichand Pvt Ltd. Having their Office at Kantilal House 14, Mama Paramanand Road Bombay - 400 004
11. M/s V.K. Lal Investment Pvt. Ltd. Dalarn Towers, 10th Floor,Nariman Point Bombay - 400 023.
12. Court Receiver High Court Bombay In Suit No. 3415 of 1947 having his Office at Bank of India Bldg 2nd Floor M.G Road, Bombay - 400 023. **Defendants**

To,

1. Jeevan Damu Mahse
2. Bhiwa Damu Mahse
3. Smt. Yamu Ratan Lakhan
4. Smt. Ladku Vithal
5. Smt. Janku Nanu
6. Moreswar 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 Paramanand Marg, Opera House Bombay- 400 004
Sir,
As per order passed by Mr. R. D. Deshpande dated 8th May 2025, your are directed to the public hereof, thereafter my clients shall complete the formalities of selling the aforesaid Flat/Premises, without considering claims if any received after expiry of the said notice.
Dated this 10th day of July, 2025

Rahul Narendra Singh Advocate High Court,
Shop No.68, Powal Plaza,
Hiranandani Gardens, Powai,
Mumbai-400076

SEAL

Dated this 27th day of June 2025
For Registrar
City Civil Court, Bombay
For M/s. Nanu Hormasjee & Co. Advocates for the Plaintiffs
Fort Chambers A-wing, 1st Floor
Ambalal Doshi Marg, Fort, Mumbai- 400 023

PUBLIC NOTICE

The TATA Power Company Limited Registered Office: Bombay House 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 said 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.

| Name of Share Holders | Ramesh Chand Aggarwal |
|-----------------------|-----------------------|
| Certificate No. | 6556 |
| Face Value | Rs.1.00 per Share |
| No. of Securities | 1680 Shares |
| Distinctive No. | 155026115503840 |

Place: Mumbai **Name of holder/ Applicant**
Date: 10.07.2025 **Ramesh Chand Aggarwal**

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 said 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 Mumbai

Mr. Dilip Yashawant Wani
1/D-20, Dreams Complex, LBS Marg, Bhamburda West,
Mumbai-400 078

PUBLIC NOTICE

NOTICE is hereby given that Certificate(s) No. 2034613 and 2087219 for Equity 2820 Shares face value Rs.1/- Folio No. S02801 Dtd. Nos. 1768371 to 1768395, 3690110 to 3690134, 5800457 to 5800506, 11524697 to 11524796, 22739388 to 22739587, 47302330 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 the 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 Marg, Bhamburda West, Mumbai - 400078, within one month from this date else the company will proceed to issue duplicate certificate(s).

Place: Mumbai **Name of Shareholder**
Date: 10.07.2025 **Rajni Jaitly**

PUBLIC NOTICE

Mrs. Chhaya Amar Misal was a member of the Ekta Bhoomi Gardens III Co-operative Housing Society Limited ("**Society**") having address at Dattapada Road, Rajendra Nagar, Borivali- (East), Mumbai- 400 066 and was jointly holding Flat No. 507 on the 5th floor in "B" wing together with one Car Parking Space in lower level of podium bearing No. G-22 in the Building No. 4 of the Society (collectively referred to as the "**Premises**"), along with her daughter, Mrs. Aarti Jay Vyas nee Aarti Amar Misal and son-in-law, Mr. Jay Hemant Vyas.

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

I hereby invite claims and objections from all persons, heirs, legal representatives, entitlements or any other claimants/objector who may have any right, title, interest, benefit, share, claim or demand in respect of the Premises or any part or portion thereof. Such claims or objections, if any, must be submitted in writing together with all supporting documentary evidence in a sealed envelope to the undersigned within 15 days from the date hereof.

In the event no claims and objections are received within the stipulated time, all such claims, if any, shall be deemed to have been waived 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

KSHTIJ SHAM KADAM Advocate
Office:- Row House No. 19/31,
Rajendra Nagar, Dattapada Road,
Borivali- (East), Mumbai- 400 066
Mob No.: +91 9773339373
Email :advkshtijkad@gmail.com

PUBLIC NOTICE

NOTICE is hereby given to the general public that Mr. Ravindra Gopal Matondkar is the lawful 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 of the building known as "Sushanku Avenue 36", located at Siddharth Nagar, Goregaon (West), Mumbai - 400104 (hereinafter referred to as the "Said Flat").


It is further notified that the original Agreement for Sale dated 28th July 2023 executed between Mr. Ravindra Gopal Matondkar and the Developer, M/s. Sushanku Realty Private Limited, along with the original Registration Receipt pertaining to the Said Flat, has been lost/misplaced and is not traceable despite diligent search.

Any person or persons having any claim, right, title, interest, objection or demand whatsoever in respect of the Said Flat or any part thereof, whether by way of sale, transfer, assignment, mortgage (equitable or otherwise), lease, exchange, easement, tenancy, lien, licence, gift, bequest, inheritance, trust, maintenance, possession, encumbrance, attachment or otherwise howsoever, 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 undersigned at the address mentioned below, within 15 (Fifteen) days from the date of publication of this notice.

If no such claim, objection or representation is received within the aforesaid period, it shall be deemed that there is no claim or objection in respect of the Said Flat, and my client shall be at liberty to deal with and/or transfer the Said Flat in any manner as he deems fit, and such claim, if any, shall be considered as waived, abandoned, or barred in law.

PLACE: MUMBAI
DATED: 10/07/2025

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

**Ujjivan Small Finance Bank**

Registered Office: Grape Garden, No.27, 3rd "A" Cross, 18th Main, 6th Block, Koramangala, Bengaluru-560095, Karnataka.
Regional Office: 7th Floor, Almonte IT Park, Sr. No. 8, Kharadi- Mundhwa Bypass, Village Kharadi, Pune- 411014.

PUBLIC AUCTION NOTICE

PUBLIC NOTICE FOR SALE UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI Act) 2002, READ WITH PROVISIO 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) of 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 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.

| Sl. No | Loan Acc. No. / Branch | Name of Borrower/ Co-Borrower / Guarantor/ Mortgagor | 13(2) Notice Date/ Outstanding Due (in Rs.) As on | Date of Possession | Reserve Price in INR / EMD in INR |
|--|--------------------------------------|--|---|--------------------|--|
| 1 | 4416210180000007 / 4416-KALYAN | 1) Mr. Bharatkumar Malaji Dewasi, 2) Mrs. Shankarlal Deva Singh Malaji Dewasingh Both are residing at House No. 948/0, Room No. 304, 3rd Floor Bhndari Compound Narpoli, Bhiwandi, Thane, Maharashtra - 421305 | 11.10.2021 / Rs.18,07,853/- as on 30.09.2021 | 03.04.2025 | Rs.14,87,000 / Rs.1,48,700/- |
| 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 "Matir Park" constructed in respect of the Survey No. 114(Part), lying being situated at village-Kahler, Taluka-Bhiwandi, District - Thane within the limits of Registration and Sub-District Thane. | | | | | |
| 2 | 4462210130000012 / 4462-KAMOTHE | 1) Mr. Gorakh Dyandeve Sonawane, 2) Mr. Machindra Sonawane, 3) Mrs. Rupali Machindra Sonawane, All are residing at New Hind Mill Mahadha Colony, R.N. 0609 6th byculla 3 D, Bldg No. Byculla E Maharashtra -400010. | 11.10.2021 / Rs. 21,16,540 as on 30.09.2021 | 22.03.2025 | Rs.11,22,000 / Rs.1,12,200/- |
| 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. 0, lying being situated at Village- Deved, Taluka - Panvel, District- Raigad, within the limits of Grampanchayat Deved. | | | | | |
| 3 | 4505210130000060 / 4505-VIRAR | 1) Mr. Inderlal Bhurdas Vaishnav, 2) Mrs. Purnima Inderlal Vaishnav, both are residing at B 507, Charko Aditya Chs. Ltd. Plot No. 4 Rsc 6a, Behind Police Station Charkop Sector No. 2, Mumbai Kandivali West, Maharashtra - 400067. | 10.01.2022 / Rs.18,53,615/- as on 06.12.2021 | 24.03.2025 | Rs.13,05,000 / Rs.1,30,500/- |
| 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 bounded as follows:- East Open Garden, West:- Internal Road, South :- D/E wing, North:- A/b wing | | | | | |
| 4 | 4411210130000139 / 4411-KOPARKHAIRNE | 1) Kunjan Atmaram Bhagat, 2) Nilima Kunjan Bhagat, both are residing at Room No. 04, Jhiuaji Charat Chawl, Harigram Panvel, Raigad, Maharashtra - 410206 and also at Mu.Janur lat.Ghatnaji Jaur, Rajjuwadi Ghatnaji Yavatmal, Maharashtra-445301. | 06.06.2022 / Rs.11,54,164/- as on 26.05.2022 | 29.04.2025 | Rs.9,00,000 / 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. | | | | | |
| 4 | 4435210130000006 / 4435-BORIVALI | 1) Nareshkumar Murlihdar Soni S/o Murlihdar Soni, 2) Mrs. Aruna Nareshkumar Soni W/o Naresh Soni, both are residing at Behind Popular Hotel, 801, Shivshakti Heights, Patel Chowk, Hingwala Lane, Ghatkopar, Pant Nagar, Mumbai, Maharashtra - 400075 | 25.11.2022 / Rs.29,30,901.96 as on 19.10.2022 | 24.01.2025 | Rs.8,44,000 / Rs.84,400/- |
| 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. | | | | | |
| 6 | 4411218860000004 / 4411-KOPARKHAIRNE | 1) Nitin Gulab Benake, 2) Gulab Govind Benake, 3) Madhuri Nitin Benake, All are residing at Near Ozhar Temple, Hirave Bk., Narayangaon, Pune- 410504 and House No. 0150/0034 Saidham Apartment, Mishra Chawl, Panvel, Raighar - 400701.1) & 3) also at Rangoli Boutique NX at Shop No. 3, Ground Floor, Datta Prasad CHS, Shiwaji Road, Old Panvel, Raigad- 410206. | 27.03.2023 / Rs. 18,80,495.52 as on 21.02.2023 | 11.01.2025 | Rs.13,55,000/- / Rs.1,35,500/- |
| 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 Mumbai. | | | | | |
| 7 | 4505210130000045 / 4505-VIRAR | 1) Omprakash Pappu Gupta, 2) Kamlatidevi Pappu Gupta, both are residing at Gala No.01, Ground Floor, Uday Nagar, Sakinaka, Andheri, Mumbai- 400072 | 08.09.2021 / Rs.7,85,099/- as on 11.08.2021 | 25.01.2025 | Rs.10,33,000/- / 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 | | | | | |
| 8 | 4412210080000009 / 4412-THANE | 1) Sanjay Babu Sarode, 2) Sindhu Sanjay Sarode, both are residing at Balaji Tower Flat no 404, B wing At post Varap Gaon Kalyan Murbad Road Varap, Thane Maharashtra-421301 and also at Ward no 5 Mharal Pada At Post Varap, Near Mayureshwar Beer Shop, Opp.Tharwani Project, Thane Maharashtra-421301.2) also at Bhajai Saheb Ambedkar Nagar, nr. Hanuman Mandir Ulhasnagar, Thane, Maharashtra - 421002. | 06.06.2022 / Rs.9,43,275/- as on 26.05.2022 | 11.04.2025 | Rs.6,23,000/- / Rs.62,300/- |
| Description of the Immovable Property: All that Piece and parcel of Residential property being Gala no.3 area admeasuring 163 sq fts builds up, in C wing of the building known as "ANANDIBAI COMPLEX" constructed on LAND bearing Survey No.122, Hissa no.2 situated at Village- Kamba, Taluka & District- Thane. Boundaries : East -As per the technick report, West -As per the technick report, South -As per the technick report, North -As per the technick report. | | | | | |
| 9 | 4416210130000080 / 4416-KALYAN | 1) Mr. Santosh Tulshi Katar, 2) Mrs. Nirmala Santosh Katar, Both are residing at Residing at: Flat No 201, Building No. A-6, Sector No. 9, Gharonda, Thane, Maharashtra 400701. | 30.09.2021 / Rs.22,18,780/- as on 22.09.2021 | 28.03.2025 | Rs.19,13,000/- / Rs.1,91,300/- |
| 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 limits of Kulgaon Badlapur Municipal Council. | | | | | |
| 10 | 4505210130000041 / 4505-VIRAR | 1) Vaibhav Vasant Parulekar (Propreitor - M/s Bhalchandra Facility Management) 2) Aparna Vaibhav Parulekar , both are residing at Flat No. 702, Building No. 4, 7 Floor, Shanti Garden, Chs Ltd, Mira Road E Thane -401107 and also at Flat No. 109, 110, 1st Floor, under Krishna Niwas, Tarapur, Palghar,Ulhasnagar Municipal Corporation | 07.12.2022 / Rs.60,33,552.67 as on 20.09.2022 | 26.03.2025 | 1)Rs.9,99,000/- / Rs.99,900/- 2) Rs.13,59,000/- / 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 property is owned by Vaibhav Parulekar and Aparna Vaibhav Parulekar. | | | | | |
| 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 Near to Hotel Zaika, Near Khadakpada Circle Kalyan Murbad Road, Wayaale Nagar, Kalyan Thane, Maharashtra-421301 for All SI.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". 1. 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 on auction will be permitted to interested bidders at sites as mentioned against each property description. 3. The Interested Bidders shall submit their Bid before the Authorised officer undersigned one day before the auction date as mentioned above. 4. 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.bankauctions.com or https://www.ujjivansfb.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 portals https://www.bankauctions.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@bankauctions.com , Auction portal - https://www.bankauctions.com. 5. Property shall be sold to the highest bidder / offered, subject to acceptance of the bid by the secured creditor, i.e., Ujjivan 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 assigning any reason. 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 offeror 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. 7. 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. | | | | | |
| Place: Mumbai; Date : 09.07.2025 | | | Sd/- Authorised Officer, Ujjivan Small Finance Bank | | |

U GRO 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")** will 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 business specified in the Notice of AGM of the Company, in compliance with the applicable provisions of the Companies Act, 2013, ("the Act"), SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing 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 FY. 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 provisions of the Act and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of the SEBI (Listing Obligations 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 right to vote by remote electronic means. The Company has engaged the services of NSDL 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-v