

1st March 2024

To

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001

National Stock Exchange of India Limited

Exchange Plaza, 5th Floor, Plot No. C/1,
G Block, Bandra-Kurla Complex,
Bandra (East), Mumbai – 400 051

Scrip Code – 511742

NSE Symbol – UGROCAP

Dear Sir/ Madam,

Sub: Submission of Copy of Newspaper advertisement - Notice of the Extra Ordinary General Meeting (EGM)

Pursuant to Regulations 30 and 47 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the copy of newspaper advertisement published on 1st March 2024, intimating that the EGM of the Company will be held on Friday, 22nd March 2024 at 10:30 a.m. (IST) through Video Conferencing (“VC”) or Other Audio Video Means (“OAVM”) and information related to remote e-voting, in the following newspapers:

1. Business Standard (National Daily Newspaper)
2. Mumbai Lakshadeep (Daily Newspaper of the State)

The same has been made available on the website of the Company www.ugrocapital.com

This is for your intimation and records.

Thanking You,

Yours Faithfully,

For UGRO Capital Limited

Satish Kumar

Company Secretary and Compliance Officer

Encl: a/a

UGRO CAPITAL LIMITED

Registered Office Address: Equinox Business Park, Tower 3, 4th Floor, LBS Road, Kurla (West), Mumbai - 400070

CIN: L67120MH1993PLC070739

Telephone: +91 22 41821600 | **E-mail:** info@ugrocapital.com | **Website:** www.ugrocapital.com

UGRO CAPITAL LIMITED
 CIN: L67120MH1993PLC070739
 Registered Office: Equinox Business Park, Tower 3, 4th Floor, LBS Road, Kurla (West), Mumbai - 400070
 E-mail: cs@ugrocapital.com, Website: www.ugrocapital.com
 Telephone: +91 22 41821600

NOTICE OF EXTRA ORDINARY GENERAL MEETING
 NOTICE is hereby given that the Extra Ordinary General Meeting (EGM) of Members of UGRO Capital Limited will be held on Friday, 22nd March 2024 at 10:30 a.m. through Video Conference ("VC")/Other Audio Visual Means ("OAVM"), to transact the businesses set out in the notice for the EGM in compliance with applicable provisions of the Companies Act, 2013 read with rules issued thereunder and circulars issued by MCA and SEBI, time to time, without the personal presence of the members at the meeting, to transact the businesses, as set out in the Notice convening EGM circulated for convening the EGM.

The Company has sent the Notice convening EGM on 29th February 2024 through electronic mode to the Members whose email addresses are registered with the Company and/or Depositories in accordance with MCA Circulars and SEBI Circulars. The requirement of sending physical copies has been dispensed with vide the MCA Circulars and SEBI Circulars. Notice convening EGM is also available on the website of the Company at www.ugrocapital.com and of the website of National Securities Depository Limited (NSDL) at www.evoting.nsdl.com

Pursuant to provisions of Section 108 of the Companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014, as amended and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Members are provided with the facility to cast their votes On all resolutions set forth in the Notice convening EGM using the electronic voting system (e-voting) provided by NSDL. The voting rights of Members shall be in proportion to the equity shares held by them in the paid-up equity share capital of the Company as on 15th January, 2024 (Cut-off date)

In case Member(s) have not registered their e-mail addresses with the Company/Depository, please follow the below instructions to register e-mail address for obtaining login details for e-voting:

a. For members holding shares in Physical mode - please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self-attested scanned copy of PAN card),AADHAR (self-attested scanned copy of Aadhar Card) by e-mail to cs@ugrocapital.com

b. Members holding shares in Demat mode can get their E-mail ID registered by Contacting their respective Depository Participant or by e-mail to cs@ugrocapital.com with the details of DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self-attested scanned copy of PAN card),AADHAR (self-attested scanned copy of Aadhar Card)

Members holding shares in either physical form of dematerialized form as on the Cut-off date, may cast their vote electronically on the special business matters set out in the Notice through remote e-voting of NSDL. Members are informed that:

- All the special business matters set out in the Notice will be transacted through voting by electronic means only.
- The remote e-voting shall commence on Tuesday, 19th March 2024 at 09:00 a.m. (IST)
- The remote e-voting shall end on Thursday, 21st March 2024 at 05:00 p.m. (IST)
- Any person who becomes a member of the Company after the date of sending the Notice of this EGM and holding shares as on the cut-off date, may obtain the login ID And password by sending a request to evoting@nsdl.com or cs@ugrocapital.com. However, if the person is already registered with NSDL for remote e-voting then the existing login ID and password may be used to cast the vote.
- Members will not be able to cast their vote electronically beyond the date and time mentioned above and the remote e-voting module shall be disabled for voting by NSDL thereafter.
- Once the vote on a resolution is cast by the member, he/she shall not be allowed to change it subsequently of cast the vote again.
- Members who have voted through remote e-voting will be eligible to attend the EGM. However, they will not be eligible to vote at the EGM.
- Only those Members, who will be present in the EGM through VC/OAVM facility and have not cast their vote on the Resolutions through remote e-Voting and are Otherwise not barred from doing so, shall be eligible to vote through e-voting system in the EGM.

In case you have any queries of issues regarding e-voting, you may refer to the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evoting.nsdl.com under help section of write an email to evoting@nsdl.com or call toll free number 180-272-990.

All grievances connected with the facility for voting by electronic means may be addressed to Ms. Pallavi Mhatre, Senior Manager, National Securities Depository Limited, Trade World, A Wing, 4th floor, Kamala Mill Compound, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 at the designated email address evoting@nsdl.com

The details of EGM are available on the website of the Company at www.ugrocapital.com, NSDL at www.evoting.nsdl.com, BSE Limited at www.bseindia.com and National Stock Exchange of India Limited at www.nseindia.com

By Order of the Board of Directors
 For UGRO Capital Limited

Sd/-
 Satish Kumar
 Company Secretary and
 Compliance Officer
 Membership Number: A58892

Place: Mumbai
 Date: 29th February 2024

PUBLIC NOTICE

The share certificate No 102 for five shares bearing Distinctive nos 506 to 510 (both inclusive) of Acme Complex Building No. 2 Co-operative Housing Society Ltd ("Society") having address at Goregaon Mulund Link Road, Goregaon (West), Mumbai 40 0104 in respect of Flat No 2B-301 stands in the name of Mrs Heena Gaurang Majmudar have been misplaced inadvertently.

If any person(s) have any claim or interest to the said shares or flat in any manner whatsoever, they are requested to notify to the undersigned their claim or objection, within 15 (fifteen) days from the publication of this notice, failing which the society will issue a fresh Share Certificate to the said Member as requested by her namely Mrs Heena Gaurang Majmudar. Date: - 29/02/2024 Place: -Mumbai

Sd/-
 Secretary
 Acme Complex Building No. 2 Chs Ltd
 Office Address: -Opposite Inorbit mall,
 Goregaon Mulund Link Road, Goregaon
 West Mumbai 400104.

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL, MUMBAI BENCH

C.P. (CAA) 24/MB-1/2024
 Connected with
 C.A. (CAA) 130/MB-1/2023

In the matter of the Companies Act, 2013; AND

In the matter of Sections 230 to 232 and other applicable provisions of the Companies Act, 2013 and Rules framed there under as in force from time to time AND

In the matter of Scheme of Amalgamation of BEGONIA VENTURES PRIVATE LIMITED with BUSINESS MATCH SERVICES (INDIA) PRIVATE LIMITED

BEGONIA VENTURES PRIVATE LIMITED
 a company incorporated under the Companies Act, 2013 having its registered office at A-302, 36 Turner Road Building Opp Tava Restaurant, Turner Rd, Bandra W, Mumbai - 400050, Maharashtra, India.
 CIN: U7410MH2014PTC255343

Transferee Company BUSINESS MATCH SERVICES (INDIA) PRIVATE LIMITED
 a company incorporated under the Companies Act, 1956 having its registered office at A/301-302, 36 Turner Road Building, Opp. Tava Restaurant, Turner Road, Bandra West Mumbai City-400050, Maharashtra, India.
 CIN: U74999MH1992PTC066170

Transferee Company (Collectively referred to as "Petitioner Companies")

NOTICE OF PETITION

TAKE NOTICE THAT the Petition under Section 230 to 232 and other applicable provisions of the Companies Act, 2013 for an Order sanctioning the proposed Amalgamation embodied in the Scheme of Amalgamation of BEGONIA VENTURES PRIVATE LIMITED, the Transferee Company with BUSINESS MATCH SERVICES (INDIA) PRIVATE LIMITED, the Transferee Company was admitted by this Hon'ble National Company Law Tribunal, Mumbai Bench on 14th February, 2024 and fixed for hearing and final disposal on 22nd March, 2024.

If you are desirous of opposing the said Petition, you may send to the Petitioner's Practising Chartered Accountants, notice of your intention signed by you or your advocate not later than two days before the date fixed for the hearing of the Petition, the grounds of opposition or a copy of affidavit shall be furnished with such notice. A Copy of the petition will be furnished by the Petitioner's Practising Chartered Accountants on requiring the same and on payment of prescribed charges for the same.

Date: 1st March, 2024
 Place: Mumbai For A. T. Jain & Co., Sd/-
 Practising Chartered Accountants for the Petitioner Companies
 212, Rewa Chambers,
 31, New Marine Lines,
 Mumbai - 400020

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963

MHADAA Building, Ground Floor, Room No. 69, Bandra (E), Mumbai-400051.
No.DDR-3/Mum./deemed conveyance/Notice/715/2024 Date: 29/02/2024
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice Application No. 138 of 2023

Serenity Co-op. Hsg. Soc. Ltd., Plot No.5, 6 & 7 N, CTS No. 440/3/5, Village Ambivali, Ceasar Road, Andheri (W), Mumbai - 400 58... Applicant Versus 1) M/s. Build Well Constructions, Through its Sole Proprietor, Mr. Felix M. Sequeira, Vike Enclave, A/602, Mount Poisar, Borivali (W), Mumbai - 400 103, 2) Mrs. Philomena L. D'Mello, 3) Mr. Darryl D. D'Mello, 4) Mr. Keith J. D'Mello, 5) Mr. Neil J. D'Mello, 6) Mrs. Gail M. Pereira E D'Mello, 7) Mrs. Cargol M. Krishna Mohan D'Mello, 8) Mr. Gilroy Leo Crasto, 9) Mr. Floyd Terence Crasto, All having their address at CTS No.440, Plot No.5, 6, 7 -N, Ambivali, Ceasar Road, Andheri (West), Mumbai - 400 058, 10) Mrs. Maureen Crasto, "Anenette", Flat-1, Ground Floor, St. Paul's Road, Bandra, Mumbai - 400 050, 11) Mrs. Serena Antonette Franklin, 12) Mrs. Giralda Mariette Fernandes, 13) Captain Rosslyn Valentine Crasto, 14) Mrs. Verena Elizabeth Ann Pereira, All having address at - 7, Sea Spray, 3rd Floor, 17, Carter Road, Khar, Mumbai - 400 052, 15) Mrs. Philomena D'Mello, 14, Ceasar Road, Amboli, Andheri (W), Mumbai - 400 058, 16) Nutan Shanti Priya Chs Ltd., 4, Brightlands, Turner Road, Bandra (West), Mumbai - 400 050 ... (Opponent/s) and those, whose interest have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection to this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
 Unilateral conveyance of land admeasuring 1151.80 sq. mtrs. as specifically set out in (the property registration card & development agreement) along with building situated at Plot of land admeasuring 1151.80 sq. mtrs., bearing plot no.5, 6 & 7 N, CTS No. 440/3/5, Village Ambivali, Ceasar Road, Andheri (W), Mumbai - 400058, together with building situated thereon, assessed by the Municipal Corporation of Greater Bombay under ward Nos. K-West ward, in the Registration District and Sub-District of Mumbai Suburban in favour of the Applicant Society.

The hearing is fixed on Dt. 11/03/2024 at 03:00 p.m.

Sd/-
 (Rajendra Veer)
 District Deputy Registrar,
 Co-operative Societies, Mumbai City (3)
 Competent Authority
 U/s 5A of the MOFA, 1963.



Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (4)

Bhandari Co-op.Bank building, 2nd floor, P.L. kale Guruji Marg, Dadar (West), Mumbai-400028.
No.DDR-4/Mum./Deemed Conveyance/Notice/508/2024 Date:26/02/2024
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE Application No. 36 of 2024

SAI SMRUTI CO-OPERATIVE HOUSING SOCIETY LTD. Plot No. E, Liberty Garden, Road No. 3, Housing Scheme No. 2, Malad (West), Mumbai - 400064 Applicant Versus 1) MR. BALKRISHNA BABURAO RUMADE 2. SMT. SUBHADRA BALKRISHNA RUMADE ALIAS SULOCHANA BALKRISHNA RUMADE Last known Address: C.T.S. No. 19, Plot No. E, Liberty Garden, Road No. 3, Housing scheme No. 2, Malad (West), Mumbai- 400064 3. M/S. TOPAZ ENTERPRISE KrishnaKutir, Factory Lane, L.T. Road, Borivali (West), Mumbai- 400029 Opponents and those, whose interests have been vested in the said property may submit their, say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
 Unilateral conveyance of the land admeasuring 438.40 Sq.Mtrs, C.T.S. bearing No. 19 admeasuring about 296.90 Sq.Mtrs, C.T.S. No. 19/1 admeasuring about 36.40 Sq. Mtrs, C.T.S. No. 19/2 admeasuring about 33.30 sq. mtrs, C.T.S. No. 19/3 admeasuring about 35.90 sq. mtrs, C.T.S. No. 19/4 admeasuring about 35.90 sq. mtrs totally admeasuring 438.40 Sq. Mtrs. or thereabout alongwith the benefit of Road Set Back area; with the building standing thereon namely "Sai Smruti" Co-operative Housing Society Ltd; in the Revenue Village - Malad (South), Taluka - Borivali, City Survey Office - Malad, situated at Plot No. E, Liberty Garden, Road No. 3, Housing scheme No. 2, Malad (West), Mumbai - 400064, in the Mumbai Suburban District within the Registration District and Sub- District of Mumbai City and Mumbai Suburban in favour of the Applicant Society.

The hearing in the above case has been fixed on 18/03/2024 at 2.00 p.m.

Sd/-
 District Deputy Registrar,
 Co-operative Societies, Mumbai City (4)
 Competent Authority
 U/s 5A of the MOFA, 1963.



Avaada Ventures Private Limited
 Warehouse space required on lease basis to setup a Solar Module Manufacturing Plant

Avaada Group, one of the fastest-growing integrated renewable energy companies in India with business interests in Renewable Energy, Solar Module Manufacturing, Electrolyzers manufacturing, and Green Ammonia production, is looking to acquire an industrial warehouse/shed on a lease rental/outright purchase basis to set up a module manufacturing facility in Mumbai (in and around JNPT) or Bhiwandi.

The industrial building/warehouse should be on a minimum of 7.5 acres of land. This property should have wide access roads for heavy vehicular movement. The minimum roof-covered area should be 22500 square meters, with a clear height of 7.5 meters. Water and electric power connections are mandatory. Interested vendors who have clear land titles can get in touch with us.

Contact : Mr. Prashant Komal
 Address: 406, Hubtown Solaris, NS Phadke Marg, Andheri East, Mumbai - 400069, Maharashtra
 Email: prashant.komal@avaada.com | Tel: +91-7506023078

Public Notice in Form XIII of MOFA (Rule 11(9) (e)) District Deputy Registrar, Co-operative Societies, Mumbai City (4)

Bhandari Co-op. Bank Building, 2nd floor, P. L. Kale Guruji Marg, Dadar (W), Mumbai-400028.
No.DDR-4/Mum./deemed conveyance/Notice/517/2024 Date: 26/02/2024
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

PUBLIC NOTICE Application No. 38 of 2024

PLEASANT PARK CO-OPERATIVE HOUSING SOCIETY LIMITED, Plot No. 60, Survey No. 26, Hiss No. 1 (P), and Survey No. 46, Hissa No. 5 (P), CTS No. 307/67/B, Village Valnai, Link Road, Opp Movie Times Theatre, Malad (West), Mumbai - 400 064. Applicant, Versus, 1.M/s. Sohanlal Melaaram Holdings Pvt. Ltd., 801, Auto - Commercial House, Harish Chander Goregaonkar Marg, Nan Chowk, Mumbai - 400 007, 2. 2a. Smt. Yamunabai Babu Dhanje, 2b. Damu Dadu Sutar Pandu Damu Sutar, 2d. Lakshmi Bai Laddya Rawale, 3. Pankaj Co-Operative Housing Society Ltd. having its last known address at Plot No. 60, Survey No. 26, Hiss No. 1 (P), and Survey No. 46, Hissa No. 5 (P), CTS No. 307/67/B, Village Valnai, Link Road, Opp Movie Times Theatre, Malad (West), Mumbai - 400 064, 4. Jawaharlal Prabhakar Dattary, 5. Asharani Vidyasagar Gupta, 6. Rameshchandra Prabhashankar Dattary, 7. Vidya Sagar Melaaram Gupta (Since deceased through their legal heirs) 7a. Asharani Gupta, 7b. Pankaj Vidya Sagar Gupta, 7c. Sunil Gupta, 7d. Latika Aneja, 8. M/s. Sunil Construction Co., 9. Chairman/ Secretary Pleasant Park F Wing Co-op. Hsg. Soc Ltd., 10. Chairman/ Secretary Pleasant Park G Wing Co-op. Hsg. Soc. Ltd. Having its last known address of Opponent No. 4 to 10 at Plot No. 60, Survey No. 26, Hiss No. 1 (P), and Survey No. 46, Hissa No. 5 (P), CTS No. 307/67/B, Village Valnai, Link Road, Opp. Movie Times Theatre, Malad (West), Mumbai - 400 064..... Opponents, and those, whose interests have been vested in the said property may submit their say at the time of hearing at the venue mentioned above. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area
 Unilateral Conveyance of land admeasuring 3852.63 sq. mtrs. out of 6049.03 Sq. Mtrs. being 63.69% as specifically set out in the property Registration Card along with proportionate undivided share in the R.G. being 679.87 Sq. Mtrs. (out of 1067.47 sq mtrs.) alongwith benefit share in Area FSI Advantage in Road Setback of 539.14 (out of 846.50sq mtrs.) & the copy of the Agreement dated 21/08/1994 along with building standing thereon at Plot No. 60, Survey No. 26, Hiss No. 1 (P), and Survey No. 46, Hissa No. 5 (P), CTS No. 307/67/B, Village Valnai, Taluka Borivali, Mumbai Suburban District, situated at Link Road, Opp Movie Times Theatre, Malad (West), Mumbai - 400 064., in favour of the Applicant Society.

The hearing in the above case has been fixed on 18/03/2024 at 02:00 p.m.

Sd/-
 District Deputy Registrar,
 Co-operative Societies, Mumbai City (4)
 Competent Authority
 U/s 5A of the MOFA, 1963.



Nav Mumbai Zonal Office : CIDCO old admin building, P-17 Sector-1 Washi, Navi Mumbai.
 E-mail: dznmvmi@mahabank.co.in / legal_nmvm@mahabank.co.in | Phone: 022-20878751/52
 Head Office: Lokmangal, 1501, Shivajinagar, Pune - 411005

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (APPENDIX-IV-A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 below described immovable properties mortgaged/charged to the Bank of Maharashtra, the possession of which have been taken by the Authorized Officer of Bank of Maharashtra, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 15.03.2024 between 11.00 am and 3.00 pm, for recovery of the balance due to the Bank of Maharashtra from the Borrower(s) and Guarantor(s), as mentioned in the table. Details of Borrower(s) and Guarantor(s), amount due, short description of the immovable property and encumbrances known thereon, possession type, reserve price and earnest money deposit are also given as under:

Lot No.	Name of Branch & Borrower and Guarantor	Guarantors	Amount Due as per demand notice
ARB Navi Mumbai Borrower	1. Mohd. Yaseen Dindar Khan 2. Noor Mohammad Gulam Rasool Khan Both Resident at - Add : 1177, Yaseen Manzil Gaibi Nagar Opp Amjadiya School, Bhiwandi 421302, Dist Thane, Maharashtra	1. Mohd. Gulam Akhtar Mohd Yassen Khan 2. Noor Mohammad Gulam Rasool Khan Both Resident at - Add : 1177, Yaseen Manzil Gaibi Nagar Opp Amjadiya School, Bhiwandi 421302, Dist Thane, Maharashtra	On 15/02/2020 Rs. 1,50,47,240.52/- plus unapplied interest thereon @ 11.95% p.a., w.e.f. 31.08.2019 Cash Credit, plus all costs, charges and expenses or other incidental charges incurred thereof. AND On 15/02/2020 Rs. 1,50,45,195.42 plus unapplied interest thereon @ 11.95% p.a., w.e.f. 31.08.2019 Cash Credit, plus all costs, charges and expenses or other incidental charges incurred thereof.
1.	Short Description of Property : Gala / Power loom shed bearing Municipal House No 1536/0 situated on land bearing Survey no 56/1 in Narayan Compound, Village Temghar, Bhiwandi Thane 421302, ad measuring 164 mtrs. Type of possession : Physical possession		
Reserve Price : Rs. 22,00,000/- (Rupees Twenty Two Lakhs only) EMD: Rs. 2,00,000/-			
Lot No.	Name of Branch & Borrower and Guarantors	Guarantor	Amount Due as per demand notice
2.	ARB Navi Mumbai Mr Mahendra Ramchandra Babar and Mr Ramchandra Maruti Babar Both Resident at - Add : Flat No. 1004, Asian Tower, Plot No. 56, Sector 11, Kamothe, B Navi Mumbai, Tal. Panvel, Dist. Raigad - 4102063 Also at Flat No. 304, A Wing, Gangadhar Complex, Plot No. -3, Set-7, Kamothe, Navi Mumbai - 410209.	NA	On 1/03/2019 Rs. 75,59,783/- plus unapplied interest thereon @ 9.30% p.a. with monthly rests, w.e.f. 01/02/2019 HSG Loan, plus all costs, charges and expenses or other incidental charges incurred thereof.
Reserve Price : Rs 18,00,000/- (Rupees Eighteen Lakhs only) EMD : Rs. 1,80,000/-			
Lot No.	Name of Branch & Borrower and Guarantors	Guarantor	Amount Due as per demand notice
3.	ARB Branch Mr Shashikant Shinde & Mrs Walkhari Shashikant Shinde Address 403, Kailash Tower, Shivshrusti Complex, Off G. M. Link Road, Mulund West, Mumbai - 40008	NA	Flat No. 502 on 5th floor in the building Yash Signature, situated at Arjun Gawand Estate, V. N. Purav Marg, Opp. Telecom Factory, Deonar, Mumbai - 400 088. Area adm. 800 sq.ft. carpet. Type of possession : Physical Possession
Reserve Price: Rs. 1,51,00,000/- (Rupees One Crore Fifty One Lakhs only) EMD : Rs. 15,10,000/-			
Date of Inspection : 6th March 2024 from 11.00 am to 5.00 pm			

For detailed terms and conditions of the sale, please refer to the link "https://www.bankofmaharashtra.in/proposal.asp" provided in the Bank's website and also on E-bikray portal (www.ibapi.in).

Sd/- (Sangeeta Desai)
 Authorised Officer & Dy. Zonal Manger (O)
 Bank of Maharashtra, Navi Mumbai Zone
 Date : 26.02.2024
 Place : Navi Mumbai

YES BANK
 Registered & Corporate Office:
YES BANK Limited : YES BANK House, Off Western Express Highway, Santacruz (E), Mumbai - 400055, India.
 Tel: +91 (22) 5091 9800 / +91 (22) 6507 9800 | Fax: +91 (22) 2619 2866 | Website: www.yesbank.in
 Email: ashish.chaturvedi1@yesbank.in | CIN: L65190MH2003PLC143249

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Sale Notice for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

Notice is hereby given to the public in general and in particular to (i) **Perfect Picture Tunes Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at 002, Megh Apartments, General Mhatre Marg, Military Road, Juhu, Mumbai - 400 049 ("**Borrower and Mortgagor**"); (ii) **Ms. Sunita Drona**, having her address at G-5 101-102 Vastu Heights CHSL Sundervan Complex off Lokhandvala Road, Indigo café, Mumbai - 400053, Maharashtra and 2, Grd Floor, Megh Apartment CHSL, Juhu Mumbai, G Mahatre Marg, Mumbai - 400049, Maharashtra ("**Co-Borrower - 1**") (iii) **Mr. Ravi Bakhru**, having his address at Flat No. 2, Grd Floor, Megh Apartment CHSL, opp. Godrej, Banglow, Juhu Mumbai, G Mahatre Marg, Mumbai - 400049, Maharashtra ("**Co-Borrower - 2**"); and (iv) **Ms. Jaya Bakhru**, having her address at Flat No. 2, Gr Floor, Megh Apartment Co-op Housing Society, G Mhatre Marg, Mumbai ("**Co-Borrower - 3**") [The Borrower, Co-Borrower -1, Co-Borrower -2 and Co-Borrower -3 are collectively referred to as "**Co - obligors**"], that the below described immovable property mortgaged to the secured creditor i.e., YES BANK Limited ("**the Bank**"), the physical possession of which has been taken by the Authorized Officer of the Bank on **February 06, 2024**, will be sold on "**AS IS WHERE IS BASIS**", "**AS IS WHAT IS BASIS**", and "**WHATEVER THERE IS BASIS**" on **March 19, 2024** for recovery of Rs. 16,04,07,724/- (Rupees Sixteen Crore Four Lakh Seven Thousand Seven Hundred and Twenty-Four only) as on January 31, 2024 together with further interest, penal interest, costs, charges, expenses etc. from February 01, 2024 till recovery of the amount and / or realization thereof. The Reserve Price is Rs. 21,00,00,000/- (Rupees Twenty One Crore Only) and the Earnest Money Deposit will be Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakh Only).

For detailed terms and conditions of the sale, please refer to the link provided on the website of YES BANK Limited (i.e. https://www.yesbank.in/about-us/media/auction-property).

Property S No.	Description of Property	Survey No	Situated in	Boundaries of Schedule as per Title Deed	Earnest Money Deposit (Rs.)	Reserve Price (Rs.)
1	All the piece and parcel of Office No. G, 01B admeasuring 4310 Square feet carpet area on ground floor, in the building known as Parinee Crescenzo, Plot No C 38 & C 39, CTS No- 4207, Bandra Kurla Complex, Bandra (East) - 400 051 with four car parking space comprising single stack for two car parks bearing no. 75 and 76 in upper basement of building and two car parking spaces in the lower basement of the building Parinee Crescenzo.	C.T.S. No. 4207	Behind Mumbai Cricket Association, BKC, Bandra (East), Mumbai- 400 051	EAST: 18 Meter Wide Road WEST: 30 Meter Wide Road SOUTH: Plot No. C-37 NORTH: Plot No. C-40	₹2,10,00,000/-	₹21,00,00,000/-

Note - Overdue amount of Rs. 55,17,411/- as on Dec 15, 2023, as communicated by the society.

Details of E-Auction

- Date and time of E-Auction: March 19, 2024 11 AM to 1 PM with extensions of 5 minutes**
- Last date and time for submission of bid application for participating in public auction/E- auction along with KYC and EMD: March 18, 2024, 5PM**

In case of any difficulty in obtaining Tender Documents/ e-bidding catalogue or inspection of the immovable property and for any queries, please contact Mr. Ashish Chaturvedi on +91 9820244392 or Mr. Parthiv Trivedi on +91-9820877376. Interested bidders are hereby advised to do their own due diligence related to the above secured asset / immovable property before submission of their respective bids.

For detailed terms and conditions of the sale, please refer to the link provided on the website of YES BANK Limited (i.e. https://www.yesbank.in/about-us/media/auction-property).

Place: Mumbai
 Date: March 01, 2024
 (Authorized Officer)
YES BANK LTD

