

10th July 2025

To

BSE Limited

Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001

Scrip Code – 511742

National Stock Exchange of India Limited

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

NSE Symbol – UGROCAP

Sub: Newspaper Publication- Completion of dispatch of Notice of 32nd Annual General Meeting and Annual Report for the F.Y. 2024-25

Dear Sir/Madam,

Pursuant to Regulation 30 and 47 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith copy of newspaper advertisement published on 10th July 2025, intimating about the 32nd Annual General Meeting scheduled to be held on Friday, 8th August 2025 at 11.00 A.M. (IST) through Video Conferencing (“VC”) /Other Audio-Visual Means (“OAVM”) and information related to remote e-voting, in the following newspapers:

1. Business Standard (National Daily Newspaper)
2. Navshakti (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,

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

PUBLIC NOTICE

Notice is hereby given that Late Milind Vasant Vengulekar, owner of Premises Flat No. A-604, on 6th Floor of The Park Unique Co-op Housing Society Limited, C.S. Road, Shakli Nagar, Dahisar (East), Mumbai-400068, expired on 28th April, 2025. Late Milind Vasant Vengulekar had filed nomination in favor of his wife. Mrs. Milind Vengulekar, Son-Mr. Pushkar Milind Vengulekar and Son-Mr. Mihir Milind Vengulekar 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 claimants or objectors 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/objection. If no claims/objections 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
ਪੰਜਾਬ ਨੈਸ਼ਨਲ ਬੈਂਕ
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 in it. 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 MAKHJANI	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) 657375/71630 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 SHIRT CIVIL COURT AT BOMBAY SHIRT CAUSE NO. 18 OF 1991

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

Versus

1. Jeevan Damu Mahse
2. Bhuwa 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
8. M/s. Himmat Lal Laxmichand Pvt. Ltd. Having their Office at Kantilal House 14, Mama Parmanand Road Bombay - 400 004
9. M/s. V.K. Lal Investment Pvt. Ltd. Dalalal Towers, 10th Floor, Nariman Point Bombay - 400 023.
10. 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. Bhuwa 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
8. M/s. Himmat Lal Laxmichand Pvt. Ltd. Having their Office at Kantilal House 14, Mama Parmanand Road Bombay - 400 004
9. M/s. V.K. Lal Investment Pvt. Ltd. Dalalal Towers, 10th Floor, Nariman Point Bombay - 400 023.
10. 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**

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: Mumbai-400 001
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.	15502611-15503840

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-400 075

PUBLIC NOTICE

NOTICE is hereby given that Certificate(s) No. 2034613 and 2087219 for Equity 2620 Shares face value Rs.15/- each, No. SIB2011 (D) Nos. 1768371 to 1768395, 3690110 to 3690134, 5800457 to 5800506, 1524697 to 1524796, 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 Centre, Marolli Street, Hiranandani Gardens, Powai, Mumbai-400 075, 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
Rajiv Jaitly

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 PROVISIONS 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.

Sr. No.	Loan Acc. No. / Branch	Name of Borrower / Co-Borrower / Guarantor/ Mortgagee	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 Dewasing 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 Immoveable 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 "Matni 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.					
2	4462210130000012 / 4462-KAMOTHE	1) Mr. Gorakh Dyande 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 Immoveable 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 Immoveable 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)/I 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, Jhijui Charat Chawl, Hanigram Panvel, Raigad, Maharashtra - 412006 and also at Mu.Janur Lt.Ghatnaji Jarur, Rajurwadi 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 Immoveable 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 Murdihars Soni S/o Murdihars 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 Immoveable 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 / 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, Raigad - 400701.1) & 3) also at Rangoli Bungalow NX at Shop No. 3, Ground Floor, Datta Prasad Chs, Shivaji Road, Old Panvel, Raigad- 412006.	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 Immoveable Property: All that Piece and parcel of Residential property being G.A.3 area admeasuring 163 sq fts built 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.					
7	4505210130000045 / 4505-VIRAR	1) Mr. 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 Immoveable Property: All that piece and parcel of Flat No. 202, on the Ground 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 Bhajya Saheb Ambedkar Nagar, nr. Hanuman Mandir Uhasnagar, 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 Immoveable Property: All that Piece and parcel of Residential property being G.A.3 area admeasuring 163 sq fts built 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, Garondra, 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 Immoveable 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 Kulgaoon Badlapur Municipal Council.					
10	4505210130000041 / 4505210130000039 / 4505-VIRAR	1) Vaibhav Vasant Parulekar (Proprietor - 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, 11st Floor, under Krishna Niwas, Tarapur, Palghar,Uhasnagar 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 Immoveable 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,Uhasnagar Municipal Corporation. The aforesaid mortgage property is owned by Vaibhav Parulekar and Aparna Vaibhav Parulekar.					
Description of the Immoveable 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,Uhasnagar 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 to Hotel Zaika, Near Khadakpada Circle Kalyan Murbad Road, Wayale Nagar, Kalyan Thane, Maharashtra-421301 for All SI.Nos.					
(Contact Details: Krishna Singh - 776784584, 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/ affecting 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 bids 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 C India Pvt. Ltd., Contact person - Prabhakaran M - (Web No. 7418281709).The intending bidders are advised to visit https://www.bankauctions.com or https://www.ujjivansf.in/e-auctions for the details of the properties in the mobile 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 C 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 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. 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/Mortgagees about public auction scheduled for sale of mortgaged properties.					
Place: Mumbai, Date : 09.07.2025		Sd/- Authorised Officer, Ujjivan Small Finance Bank			

PUBLIC NOTICE

Notice is hereby given that Late Anuradha Kantilal Thakkar was the joint owner holding 25% undivided share of Residential Premises at Flat No. 705, 7th Floor, A-wing, of Lake Primrose ABC Co-Operative Housing Society Ltd., situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai - 400076, admeasuring 88.53 sq. mtrs. Carpet area (inclusive of the enclosed balconies) (said Flat/Premises) along with other joint owners i.e. Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar. That Anuradha Kantilal Thakkar ("Deceased") died intestate on 18th June 2025 at Mumbai, and thus all the entitled legal heirs i.e. Mr. Kantilal Vallabhdas Thakkar (husband of the Deceased) and Mrs. Bindu Didi Budhani (daughter of the Deceased) being the Releasees and Mr. Kiran Kantilal Thakkar (son of the Deceased) being the Releasee executed and registered a Release Deed dated 01st July, 2025 duly registered before the sub-registrar of assurances vide sr. no. MB/28-12255-2025 for the said Flat and thereby making Mr. Kiran Kantilal Thakkar 2/4th undivided share owner of the said Residential Premises.

Whereas Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar 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 undersigned with necessary supporting documentary evidence within 15 days from the publication 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, Powai Plaza,
Hiranandani Gardens, Powai,
Mumbai-400076

PUBLIC NOTICE

Notice is hereby given that Late Anuradha Kantilal Thakkar was the joint owner holding 25% undivided share of Residential Premises at Flat No. 705, 7th Floor, A-wing, of Lake Primrose ABC Co-Operative Housing Society Ltd., situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai - 400076, admeasuring 88.53 sq. mtrs. Carpet area (inclusive of the enclosed balconies) (said Flat/Premises) along with other joint owners i.e. Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar. That Anuradha Kantilal Thakkar ("Deceased") died intestate on 18th June 2025 at Mumbai, and thus all the entitled legal heirs i.e. Mr. Kantilal Vallabhdas Thakkar (husband of the Deceased) and Mrs. Bindu Didi Budhani (daughter of the Deceased) being the Releasees and Mr. Kiran Kantilal Thakkar (son of the Deceased) being the Releasee executed and registered a Release Deed dated 01st July, 2025 duly registered before the sub-registrar of assurances vide sr. no. MB/28-12255-2025 for the said Flat and thereby making Mr. Kiran Kantilal Thakkar 2/4th undivided share owner of the said Residential Premises.

Whereas Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar 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 undersigned with necessary supporting documentary evidence within 15 days from the publication 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, Powai Plaza,
Hiranandani Gardens, Powai,
Mumbai-400076

PUBLIC NOTICE

Notice is hereby given that Late Anuradha Kantilal Thakkar was the joint owner holding 25% undivided share of Residential Premises at Flat No. 705, 7th Floor, A-wing, of Lake Primrose ABC Co-Operative Housing Society Ltd., situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai - 400076, admeasuring 88.53 sq. mtrs. Carpet area (inclusive of the enclosed balconies) (said Flat/Premises) along with other joint owners i.e. Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar. That Anuradha Kantilal Thakkar ("Deceased") died intestate on 18th June 2025 at Mumbai, and thus all the entitled legal heirs i.e. Mr. Kantilal Vallabhdas Thakkar (husband of the Deceased) and Mrs. Bindu Didi Budhani (daughter of the Deceased) being the Releasees and Mr. Kiran Kantilal Thakkar (son of the Deceased) being the Releasee executed and registered a Release Deed dated 01st July, 2025 duly registered before the sub-registrar of assurances vide sr. no. MB/28-12255-2025 for the said Flat and thereby making Mr. Kiran Kantilal Thakkar 2/4th undivided share owner of the said Residential Premises.

Whereas Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar 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 undersigned with necessary supporting documentary evidence within 15 days from the publication 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, Powai Plaza,
Hiranandani Gardens, Powai,
Mumbai-400076

PUBLIC NOTICE

Notice is hereby given that Late Anuradha Kantilal Thakkar was the joint owner holding 25% undivided share of Residential Premises at Flat No. 705, 7th Floor, A-wing, of Lake Primrose ABC Co-Operative Housing Society Ltd., situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai - 400076, admeasuring 88.53 sq. mtrs. Carpet area (inclusive of the enclosed balconies) (said Flat/Premises) along with other joint owners i.e. Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar. That Anuradha Kantilal Thakkar ("Deceased") died intestate on 18th June 2025 at Mumbai, and thus all the entitled legal heirs i.e. Mr. Kantilal Vallabhdas Thakkar (husband of the Deceased) and Mrs. Bindu Didi Budhani (daughter of the Deceased) being the Releasees and Mr. Kiran Kantilal Thakkar (son of the Deceased) being the Releasee executed and registered a Release Deed dated 01st July, 2025 duly registered before the sub-registrar of assurances vide sr. no. MB/28-12255-2025 for the said Flat and thereby making Mr. Kiran Kantilal Thakkar 2/4th undivided share owner of the said Residential Premises.

Whereas Mr. Manthan Kiran Thakkar, Mr. Kiran Kantilal Thakkar and Mr. Kantilal Vallabhdas Thakkar 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 undersigned with necessary supporting documentary evidence within 15 days from the publication 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, Powai Plaza,
Hiranandani Gardens, Powai,
Mumbai-400076

PUBLIC NOTICE

Notice is hereby given that Late Anuradha Kantilal Thakkar was the joint owner holding 25% undivided share of Residential Premises at Flat No. 705, 7th Floor, A-wing, of Lake Primrose ABC Co-Operative Housing Society Ltd., situated at Lake Homes, Off. Adi Shankaracharya Marg, Near Gopal Sharma School, Powai, Mumbai - 400076, admeasuring 88.53 sq. mtrs. Carpet area (inclusive of the enclosed balconies) (said Flat/Premises) along with other joint owners i

