

21st May 2025

To

BSE Limited

25th Floor, 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

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 21st May 2025, regarding dispatch of Notice of Postal Ballot 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,

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

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (3)
Competent Authority,
U/s 5A of the Maharashtra Ownership Flats Act, 1963.
Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400 051.

No.DDR-3/Mum./Deemed Conveyance/Notice/1693/2025 Date: - 19/05/2025
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 44 of 2025

Swarna Safalya Co-op. Hsg. Soc. Ltd., Plot bearing CTS No. F/816, TPS III, Plot No. 128, 129 and 130, 25th Road, Bandra (West), Mumbai 400 050. ... **Applicant Versus 1) The Society of Duruelo Carmelites (As per property card (The Society of Duruelo Carmelites))** Plot bearing CTS No. F/816, Plot No. 122, 24th Road, TPS III, Bandra (West), Mumbai 400 050, 2) **The Society of Duselo Carmelites through President Mother Merry Metiagres (As per property card (The Society of Duselo Carmelites through President Mother Merry Metiagres))** Plot bearing CTS No. F/816, Plot No. 122 to 129, 24th Road, TPS III, Bandra (West), Mumbai 400 050, 3) **Samata Deep CHS Ltd.,** Plot bearing CTS No. F/816, TPS III, Plot No. 128, 129 and 130, 25th Road, Bandra (West), Mumbai 400 050. **(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 to this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area

Unilateral conveyance of land admeasuring 1490.37 sq. Mtrs. plus proportionate undivided rights in R.G. area admeasuring 263.00 sq. mtrs. out of admeasuring area 438.34 sq. mtrs. aggregate total admeasuring area 1753.37 sq. mtrs. out of admeasuring area 2922.29 sq. mtrs. from Subplot B, land bearing CTS No. F/816 of Village F Ward, Taluka Andheri, City Survey Office Bandra, Final Plot No. 122, 125 & 128 to 130 of TPS Bandra III in H/W ward of Mumbai Suburban District in favour of the Applicant Society.

The hearing is fixed on **04/06/2025 at 3.00 p.m.**

Seal Sd/- (Anand Katke) 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 (3)
Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963
MHADDA Building, Ground Floor, Room No. 69, Bandra (E), Mumbai-400051.

No.DDR-3/Mum./deemed conveyance/Notice/1708/2025 Date: 20/05/2025
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 46 of 2025

Bandra Julie Co-op. Soc. Ltd., Plot No.83, Dr. Peter Dias Road, Bandra (West), Mumbai - 400 050... **Applicant Versus 1) M/s. Associated Engineers Enterprises,** A partnership firm having their office at Eucharistic Congress Building, 5 Convent Street, Colaba, Mumbai - 400 039, 2) **Ms. Cynthia DeSouza,** Pitlochry CHS Ltd., St. Andrew Road, Opp. Bandra Gymkhana, Bandra (West), Mumbai - 400 050, 3) **Mr. Bhikhandas Bhotmal Punjabi,** Plot No. 83, Dr. Peter Dias Road, Bandra (W), Mumbai - 400 050..... **(Opponents)** 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 deemed conveyance of suit property i.e. CTS No. B/492-B area admeasuring 731.60 sq. mtrs. as per P.R. Card 593 sq. mtrs. situate at Dr. Peter Dias Road, Bandra (West), Mumbai - 400 050 in the Registration District and Sub-District of Mumbai Suburban in favour of the Applicant Society.

The hearing is fixed on **Dr. 04/06/2025 at 03:00 p.m.**

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

Seal

NOTICE OF LOSS OF SHARE CERTIFICATES

The following Share Certificates of the Company have been reported as lost/misplaced and the holder of the said Share Certificates have requested the Company for issue of Duplicate Share Certificates. Notice is hereby given that the Company will proceed to issue Duplicate Share Certificates to the below mentioned persons unless a valid objection is received by the Company within 15 days from the date of publication of this notice and no claims will be entertained by the Company with respect to the original Share Certificates after the issue of duplicate thereof.

Shareholder(s) Name	Folio	Certificate No.	No. of Shares	Distinctive No.
Sunanda Datta Kulkarni	CIP0100118	502476	750	79543936 79544685

Any person who has/have a claim in respect of the said certificates should lodge his/her claim with all supporting documents with the Company at its Registered / Corporate Office. If no valid and legitimate claim is received within 15 days from the appearance of this notice, the Company will proceed to issue Duplicate Share Certificates to the person listed above and no further claim would be entertained from any person(s).

Date : 21/05/2025
 Place : Mumbai

For **CIPLA LIMITED**
 Company Secretary

Form no INC-26
 [Pursuant to Rule 30 of the Companies (Incorporation) Rules, 2014]
 Advertisement to be published in the newspaper for change of Registered Office of the Company from one State to another

Before the Central Government, Western Region, Mumbai.

In the matter of the Companies Act, 2013, Section 13(4) of Companies Act, 2013 and Rule 30(5)(a) of the Companies (Incorporation) Rules, 2014

AND

In the matter of Kooh Sports Private Limited having its Registered Office at: Unit No. 22, Ground Floor, M Wing Plot No. 48 & 49, Sector -19A, Vashi, Thane, Mumbai, Maharashtra, India, 400705, Applicant

Notice is hereby given to the General Public that the Company proposes to make application to the Central Government under section 13 of the Companies Act, 2013 seeking confirmation of alteration of the Memorandum of Association of the Company in terms of the special resolution passed at the 1st Extra-Ordinary General Meeting for the financial year 2024-25 held on Friday, February 28, 2025 to enable the Company to change its Registered Office from 'State of Maharashtra' to 'State of Karnataka'. Any person whose interest is likely to be affected by the proposed change of the Registered Office of the Company may deliver either on the MCA-21 portal (www.mca.gov.in) by filing investor complaint form or cause to be delivered or send by registered post of his/her objections supported by an affidavit stating the nature of his/her interest and grounds of opposition to the Regional Director, Western Region, Everest, 5th Floor, 100 Marine Drive, Mumbai - 400002, Maharashtra, within Fourteen days from the date of publication of this notice with a copy to the Applicant Company at its Registered Office at the address mentioned below:

RIKO AUTO INDUSTRIES LIMITED

CIN: L34300HR1983PLC023187
 Regd. & Corp. Office: 38 KM Stone, Delhi-Jaipur Highway, Gurugram - 122001, Haryana
 Tel: +91 124 2824117, Fax: +91 124 2824200
 E-mail: cs@ricoauto.in, Website: www.ricoauto.in

NOTICE TO SHAREHOLDERS

Transfer of Unpaid/Unclaimed Dividend and Equity Shares to Investor Education and Protection Fund Authority (IEPF Authority)

Members are hereby informed that unpaid/unclaimed final dividend for the financial year 2017-18 and corresponding equity shares of the Company in respect of which dividend entitlements have remained unpaid/unclaimed for seven consecutive years or more, are due for transfer to the respective account of the Investor Education and Protection Fund Authority (IEPF Authority) on **5th November, 2025**, pursuant to the provisions of Section 124 of the Companies Act, 2013 ("the Act") read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, ("the Rules") as amended to date.

Adhering to the requirements set out in the Rules, the Company has communicated to all the concerned shareholders whose unpaid or unclaimed dividends and equity shares are liable to be transferred to IEPF Authority. The details of such shareholders are available on the Company's website i.e. www.ricoauto.in.

The concerned shareholders are requested to claim the unpaid/unclaimed dividend amount(s) by making an application to the Company alongwith requisite documents (viz. a cancelled cheque leaf with name, Self Attested copy of PAN Card and Address Proof) on or before **30th September, 2025**, failing which the Company will proceed to transfer unpaid or unclaimed dividends and equity shares to the respective account of IEPF Authority without any further notice. Thereafter, no claim shall lie against the Company in respect of unclaimed dividend/equity shares transferred to IEPF Authority pursuant to the Rules.

Please note that concerned shareholders can claim back unclaimed dividend amount(s) and equity shares from IEPF Authority by making an application in prescribed Form IEPF-5 online and sending the physical copy of the same, duly signed (as per the specimen signature recorded with the Company) alongwith requisite documents enumerated in the Form IEPF-5 to the Company.

For further information/clearification/assistance, concerned shareholders may contact the Company at below mentioned address:

M/s. Rico Auto Industries Limited
 38 KM Stone, Delhi- Jaipur Highway, Gurugram - 122001, Haryana
 Tel: (0124) 2824117, (0124) 2824225
 E-mail: ruchikaguptacs@ricoauto.in, cs@ricoauto.in

for Rico Auto Industries Limited
 Sd/- Ruchika Gupta
 Company Secretary, FCS : 6456

Date : 20th May, 2025
 Place : Gurugram

Kooh Sports Private Limited
 (CIN U74900MH2010PTC204372)
 Unit No. 22, Ground Floor, M Wing Plot No. 48 & 49, Sector -19A, Vashi, Thane, Mumbai, Maharashtra, India, 400705

For and on behalf of
Kooh Sports Private Limited
 Sd/- Saumil Majumdar
 Director
 Date : 21st May, 2025
 Place : Mumbai

District Deputy Registrar, Co-operative Societies, Mumbai City (4)
The Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963
Bhandari Co-op. Bank Building, 2nd floor, P. L. Kale Guruji Marg, Dadar (W), Mumbai-400028.

No.DDR-4/Mum./deemed conveyance/Notice/1524/2025 Date: 20/05/2025
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 156 of 2015

Shivjai Co-operative Housing Society Ltd., Through its Chairman/Secretary B-16, Ashokvan, Shiv Vallabh Road, Borivali (East), Mumbai- 400 066 **Applicant, Versus, 1. Mr. Jaisukhlal Govindji Shah Alias J. P. Shah,** Grand Paradi Apartment, "C" Building, 9th August Kranti Marg, Cumbala Hill, Mumbai - 400 036, 2. **M/s. Survin Development Corporation Through its Partner 120, Jasud Bhavan, Road No. 24A, Sion (West), Mumbai - 400 022, 3. a) B/1-"Pushpagantha CHS Ltd.," b) B/2-"Bakul CHS Ltd.," c) B/3-"Blue Bell CHS Ltd.," d) B/4-"Pranjakta CHS Ltd.," e) B/5-"Nishigandha CHS Ltd.," f) B/6-"Shanti Shree CHS Ltd.," g) B/10-"Sonchaha CHS Ltd.," h) C/7-"Seven Seas CHS Ltd.," i) C/8-"Cosmos CHS Ltd.," j) C/9-"Gulmohar CHS Ltd.," k) C/11-"Pankaj CHS Ltd.," l) 11/A-"Vanashree CHS Ltd.," m) The Owner of Bungalow No. 12/A/D, n) The Owner of Bungalow No. 12/B/D, o) The Owner of Bungalow No. 12/C/D, p) The Owner of Bungalow No. 12/D/D, q) The Owner of Bungalow No. 12/E/D, r) The Owner of Bungalow No. 12/F/D, s) The Owner of Bungalow No. 12/G/D, t) The Owner of Bungalow No. 12/J/D, u) 14/E-"Dhavalgiri CHS Ltd.," v) 15/C-"Sunrise CHS Ltd.," w) 17/3A-"Shiv Kankan CHS Ltd.," x) 19/B-"Swarup Niketan CHS Ltd.," y) The Owner of Bungalow No. 20/C, z) No. 22/C- Kalyani Kendra Building, aa) 18-"Shiv Darshan CHS Ltd.," bb) The Owner of Bungalow No. 12H, Address of Opp. No. 3a to 3bb) are Ashokvan, Shivvallabh Road, Borivali (East), Mumbai - 400 066 **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.**

1. In the Order & Certificate dated 30.05.2016 issued by this Authority, the applicant society submitted an application to issue a Corrigendum and requested for corrections in the order by rectifying the property description of the land & requested to revise the Society Building Plot Area 2111.17 sq. mts. only under single CTS No. 2334/A instead of CTS No. 2334/A, 2334/B, 2334/C, 2334/D, 2335/A.

2. Considering the application filed by Applicant, the hearing/oral argument in the above case has been fixed on **02/06/2025 at 02:00 p.m.**

3. Failure to submit any say shall be presumed that nobody has any objection in this regard and further action will be taken accordingly.

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

Seal

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
MHADDA Building, Ground Floor, Room No. 69, Bandra (E), Mumbai-400051.

No.DDR-3/Mum./deemed conveyance/Notice/1695/2025 Date: 19/05/2025
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 51 of 2025

Shaco Co-op. Soc. Ltd., Shaco Apartment, Survey No. 218, Hissa No.17 & 20, CTS No. 697/701, Irla Bridge, Krupa Nagar Road, Vile Parle (West), Mumbai - 400 056. **Applicant Versus 1) M/s. Shaco Construction Company,** Resident House, 83/85, Woodhouse Road, Colaba, Mumbai - 400 056, 2) **M/s. Continental Development Corporation, through its partner i) Haren M. Parikh,** Chamunda Krupa, 4th Floor, Cottage Lane, Santacruz (W), Mumbai - 400 054, ii) **Sunit Banerji,** Flat No. 5, 3rd Floor, Chamunda Krupa, 4th Floor, Cottage Lane, Santacruz (W), Mumbai - 400 054, 3) **Mrs. Agnes Pereira,** Saint Martin Road, Building No. 17/A, First Floor, Bandra (W), Mumbai - 400 050..... **(Opponents)** 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 788.10 sq. mtrs., situated at Survey No. 218, Hissa No. 17 & 20, CTS No. 697/701, Irla Bridge, Krupa Nagar Road, Vile Parle (W), Mumbai - 400 056 in the Registration District and Sub-District of Mumbai Suburban in favour of the Applicant Society.

The hearing is fixed on **Dt. 29/05/2025 at 03:00 p.m.**

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

Seal

Members are hereby informed that unpaid/unclaimed final dividend for the financial year 2017-18 and corresponding equity shares of the Company in respect of which dividend entitlements have remained unpaid/unclaimed for seven consecutive years or more, are due for transfer to the respective account of the Investor Education and Protection Fund Authority (IEPF Authority) on **5th November, 2025**, pursuant to the provisions of Section 124 of the Companies Act, 2013 ("the Act") read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, ("the Rules") as amended to date.

Adhering to the requirements set out in the Rules, the Company has communicated to all the concerned shareholders whose unpaid or unclaimed dividends and equity shares are liable to be transferred to IEPF Authority. The details of such shareholders are available on the Company's website i.e. www.ricoauto.in.

The concerned shareholders are requested to claim the unpaid/unclaimed dividend amount(s) by making an application to the Company alongwith requisite documents (viz. a cancelled cheque leaf with name, Self Attested copy of PAN Card and Address Proof) on or before **30th September, 2025**, failing which the Company will proceed to transfer unpaid or unclaimed dividends and equity shares to the respective account of IEPF Authority without any further notice. Thereafter, no claim shall lie against the Company in respect of unclaimed dividend/equity shares transferred to IEPF Authority pursuant to the Rules.

Please note that concerned shareholders can claim back unclaimed dividend amount(s) and equity shares from IEPF Authority by making an application in prescribed Form IEPF-5 online and sending the physical copy of the same, duly signed (as per the specimen signature recorded with the Company) alongwith requisite documents enumerated in the Form IEPF-5 to the Company.

For further information/clearification/assistance, concerned shareholders may contact the Company at below mentioned address:

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (3)
Competent Authority,
U/s 5A of the Maharashtra Ownership Flats Act, 1963.
Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400 051.

No.DDR-3/Mum./ Deemed Conveyance/Notice/1694/2025 Date: - 19/05/2025
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 50 of 2025

Regency Terraces Co-op. Hsg. Soc. Ltd., CTS No.E/51, Plot No. 504, Junction of 1st and 17th Road, Khar (West), Mumbai-400 052. **Applicant Versus 1) Homi Dhanjisha Sarkari,** Last known address at-Plot No. 504 of TPS V/1, CTS No. E/51 of Ward, Taluka Andheri, Mumbai Suburban District, Mumbai 400 052, 2) **M/s. Papeyon Developers Pvt. Ltd.,** Last known office address at Raheja Center Point, 294, CTS Road, Near Mumbai University, Off Bandra Kurla Complex, Santacruz (East), Mumbai 400 098. **(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 to this regard and further action will be taken accordingly.

Description of the Property :-

Claimed Area

Unilateral conveyance of the piece and parcel of land or ground admeasuring 997.6 sq. mtrs. bearing Plot No. 504 of TPS V/1, CTS No. E/51 of Bandra, Taluka Andheri, Mumbai Suburban District, alongwith building / structure standing thereon in favour of the Applicant Society.

The hearing is fixed on **29/05/2025 at 3.00 p.m.**

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

Seal

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 POSTAL BALLOT AND REMOTE E-VOTING INFORMATION

NOTICE is hereby given to Members pursuant to the provisions of Sections 108 and 110 and other applicable provisions of the Companies Act, 2013, ("the Act") read with Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014, ("the Rules"), Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India, including any statutory modification(s), clarification(s), substitution(s) or re-enactment(s) thereof for the time being in force, guidelines prescribed by the Ministry of Corporate Affairs (the "MCA"), Government of India, for holding general meetings/ conducting postal ballot process through electronic voting (remote e-voting) vide General Circular No. 14/ 2020 dated April 8, 2020, 17/ 2020 dated April 13, 2020, 20/2020 dated May 5, 2020, 22/2020 dated June 15, 2020, 33/2020 dated September 28, 2020, 39/2020 dated December 31, 2020, 10/2021 dated June 23, 2021, 20/2021 dated December 08, 2021, 03/2022 dated May 05, 2022, 11/2022 dated December 28, 2022, 09/2023 dated September 25, 2023 and 09/2024 dated September 19, 2024 in relation to extension of the framework provided in the aforementioned circulars up to September 30, 2025, ("the MCA Circulars") and Listing Regulations as amended, for seeking their approval in respect of the special business detailed in the Notice of Postal Ballot dated May 20, 2025 by way of Special Resolution, only through Remote E-Voting.

The Company has completed the dispatch of the Postal Ballot Notice along with Explanatory Statement on May 20, 2025, through electronic mail to the Members of the Company whose names appear in the Register of Members/ list of Beneficial Owners as received from Depositories as on Friday, May 16, 2025 ("Cut-off date"). Physical copies of the Notice of Postal Ballot along with Postal Ballot Forms and Pre-paid Business Reply Envelope will not be sent to the Members. Members are requested to provide their assent or dissent through remote e-voting only. The Company has appointed National Securities Depository Limited ("NSDL") for providing e-voting facility to enable the Members to cast their votes electronically. The detailed procedure for e-voting is provided in the Notice of Postal Ballot. Members are requested to note that the e-voting shall commence from Wednesday, May 21, 2025 at 9:00 a.m. (IST) and ends on Thursday, June 19, 2025 at 5:00 p.m. (IST). The e-voting module shall be disabled by NSDL for voting thereafter. The Board of Directors of the Company has appointed Mr. Pankaj Kumar Nigam of M/s. Pankaj Nigam & Associates, Practicing Company Secretary Firm, Ghaziabad (FCS No. 7343 and CP No. 7979), as the Scrutinizer for conducting the Postal Ballot (e-voting) process in a fair and transparent manner.

The voting rights of Members shall be reckoned as on Friday, May 16, 2025, which is the cut-off date. A person who becomes a Member after the Cut-off date shall treat this notice for information purpose only. The copy of the Postal Ballot Notice is available on the Company's website at www.ugrocapital.com and websites of the Stock Exchanges i.e., BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com respectively and on the website of NSDL at evoting@nsdl.com. Members who have not received the Postal Ballot Notice may download it from the abovementioned websites or write to the Company at cs@ugrocapital.com.

Please note that the voting beyond 05:00 p.m. (IST) on June 19, 2025 will not be valid and shall not be allowed beyond the said time and date. Members who have not yet registered their email addresses are requested to register the same with their respective DPs in case the shares are held by them in electronic form and with the Company in case the shares are held by them in physical form. Please refer the notes appended to the postal ballot notice for more details in this regard. In case of any queries/difficulties in registering the e-mail address, members may write to cs@ugrocapital.com. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-Voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on 022-48867000 and 022-24997000 or contact Amit Vishal, Deputy Vice President, or Pallavi Mhatre, Senior Manager, National Securities Depository Ltd., at the designated email ID: evoting@nsdl.com to get your grievances on e-voting addressed. The resolution, if approved, shall be deemed to have been passed on the last date of e-voting i.e., Thursday, June 19, 2025. The result of e-voting will be announced within two working days from the date of completion of said e-voting and will be displayed on the Company's website at www.ugrocapital.com, website of NSDL at www.evoting.nsdl.com and communicated to BSE Limited and National Stock Exchange of India Limited.

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

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

Date: May 20, 2025
 Place: Mumbai

PUBLIC NOTICE

Notice is hereby given as per the instructions of my clients **MS. ISHANI SINGHAL and MR. RAJEEV SINGHAL** - a investigating the right, title and interest in the share and the flat more particularly described in the Schedule written herein under, presently standing in the name of **MR. SALMAN KHAN**.

Any person/s, individuals, institutions or entities having any claim or interest by way of right, share, inheritance, lease, sub-lease, sale, mortgage, easement, lien, charge, exchange, relinquishment, release, beneficiary/ies under Will, bequest, devise, assignment, gift, trust, maintenance, possession, or otherwise, or by way of any other method through any agreement, deed, document, writing, family arrangement, settlement, litigation, decree or court order of any court of law/tribunal or encumbrance or otherwise howsoever or of whatsoever nature in respect of and with regards to the said Schedule property mentioned herein under to inform the undersigned in writing, their claim/s, demand/s, objection/s, supported with valid documentary evidence within **14 (Fourteen) days** from the date of publication of this Notice.

Any claim/s received after the expiry of **14 (Fourteen) days** shall be discarded & would be deemed that no such claim/s, right/s, title/s, estate or interest/s exist and the same shall be treated as waived or abandoned.

SCHEDULE

10 (Ten) fully paid-up shares of Rs. 50 each bearing nos. 511 to 520 (both inclusive) held vide Share Certificate no. 52 dated 5th Day of September, 2018 issued by Shiv -Asthana (Khar) Co-operative Housing Society Ltd. along with Flat no. 1402 admeasuring 1098 sq.ft. Carpet Area on the 14th floor of the building known as **Shiv -Asthana Heights** situated on Plot no.31 of T.P.S. III, located on 16th Road, Bandra (W), Mumbai -400050 on land bearing CTS No. F/614 of F. Ward, CTS Bandra, Taluka Andheri, District Mumbai Suburban.

Date: 21/05/2025
 Place: Mumbai

RAHUL G. TALREJA (Advocate)
 Ground Floor, Makhan Dham, 11th Road, Next to P.D. HINDUJA Hospital, Khar (W), Mumbai - 400052.
 Mob: 9967998800
 Email: advocate.talreja@gmail.com

OMKARA ASSETS RECONSTRUCTION PRIVATE LIMITED
 Corporate Office: Kohinor Square, 47th Floor, N. C. Kulkarni Marg, R. G. Gadkari Chowk, Dadar (West), Mumbai 400028.
 Mobile: +91 8097998596 | Board: +91 22 26923111
 Email: abhishek.shelar@omkaraarc.com | www.omkaraarc.com

[Appendix - IV-A] [See proviso to rule 8 (6) and 9(1)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower/Co-borrower/Guarantor/Mortgagor viz. **M/s. Ganpati Enterprises through its Prop. Pravinchand Narindernath Sehgal Karta of Pravinchand Sehgal (HUF), Pravinchand Narindernath Sehgal, Gaurav Pravinchand Sehgal and Pooja Gaurav Sehgal** that the below described immovable properties mortgaged/charged to Bharat Co-operative Bank (Mumbai) Ltd., the Secured Creditor who in turn assigned the underlying security interest therein into the Omkara Assets Reconstruction Private Limited and the physical possession of which has been taken by the Authorised Officer of the Omkara Assets Reconstruction Private Limited, a Secured Creditor, shall be sold on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on 10.06.2025 at 11:00 am (last date and time for submission of bids is 09.06.2025 by 6.00 PM), for recovery of **Rs.8,00,22,378/- (Rupees Eight Crores Twenty Two Thousand Three Hundred Seventy Eight Only)** due and payable as on 23.08.2019 with further Interest and Expenses w.e.f. 09.01.2015 due to the Omkara Assets Reconstruction Private Limited, Secured Creditor from above mentioned Borrower/Co-borrower/Guarantors.

The Omkara Assets Reconstruction Private Limited (acting in its capacity as Trustee of Omkara PS 09/2019-20 Trust) has acquired entire outstanding debts due and payable by the said Borrower/Co-borrower/Guarantor/Mortgagor vide Assignment Agreement dated 14.08.2019 along with underlying security from Bharat Co-operative Bank (Mumbai) Limited.

The description of the Immovable Properties, reserve price and the earnest money deposit and known encumbrances (if any) are as under:

DESCRIPTION OF THE PROPERTY	RESERVE PRICE	EMD	Known encumbrance, if any
1) Lot I Shop No. 22 admeasuring 1900 sq. ft. carpet area situated on the First Floor of the building known as "Dilkap Centre" constructed on piece and parcel of land bearing Survey No. 15 being Hiss No. 7, Survey No. 52 being Hissa No. 16 (Part), CTDF No. 717 and 717/1 to 6 situate lying and being at Village Mohili in Greater Mumbai in the Registration Sub District and District of Mumbai City, Lobo Compound, Saki Naka, Andheri (East), Mumbai-400072 and bounded by: East: New Centre, West: Andheri Kurla Road, North: Akruiti Orchid, South: Mehra Industries.	Rs. 3,77,00,000/-	Rs. 37,70,000/-	Not Known
Lot II Office Premises No. 407 admeasuring 1174 sq. ft. carpet area situated on the Fourth Floor of the building known as "Dilkap Centre" constructed on piece and parcel of land bearing Survey No. 15 being Hiss No. 7, Survey No. 52 being Hissa No. 16 (Part), CTDF No. 717 and 717/1 to 6 situate lying and being at Village Mohili in Greater Mumbai in the Registration Sub District and District of Mumbai City, Lobo Compound, Saki Naka, Andheri (East), Mumbai-400072 and bounded by: East: New Centre, West: Andheri Kurla Road, North: Akruiti Orchid, South: Mehra Industries.	Rs. 2,15,00,000/-	Rs. 21,50,000/-	Not Known

Date of E-Auction 10.06.2025 at 11.00 am

Minimum Bid Increment Amount Lot I Rs.3,00,000/-
 Lot II Rs.2,00,000/-

Last date and time for submission of bid letter of participation/KYC Document/Proof of EMD: 09.06.2025 by 6:00 pm

Last Date to withdraw the BID 09.06.2025 by 6:00 pm

Inspection Lot I 04.06.2025 between 02.30 pm to 03.00 pm
 Lot II 04.06.2025 between 03.00 pm to 03.30 pm

This Publication of sale notice is also deemed to be a Fifteen Days' notice to the Borrower/Co-borrower/Guarantor/Mortgagor under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

The intended bidders who have deposited the EMD and require assistance in creating Login ID and Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s.C1 India Pvt. Ltd.", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Bhavik Pandya, Mobile : 886682937 E mail marahashtra@india.com, and for any property related query contact the Authorised Officer **Abhishek Shelar**, Mobile: +91 8097998596 Email - abhishek.shelar@omkaraarc.com.

Sd/- Authorized Officer, For Omkara Assets Reconstruction Pvt Ltd. (Acting in its capacity as a Trustee of Omkara PS 09/2019-20 Trust)

Date : 21.05.2025
 Place : Mumbai

Public Notice in Form XIII of MOFA (Rule 11(9) (e))
District Deputy Registrar, Co-operative Societies, Mumbai City (3)
Competent Authority,
U/s 5A of the Maharashtra Ownership Flats Act, 1963.
Mhada Building, Ground Floor, Room No. 69, Bandra (E), Mumbai - 400 051.

No.DDR-3/Mum./ Deemed Conveyance/Notice/1706/2025 Date: - 20/05/2025
 Application u/s 11 of Maharashtra Ownership Flats (Regulation of the Promotion of construction, Sale, Management and Transfer) Act, 1963

Public Notice
Application No. 49 of 2025

Santosh Tower Co-op. Hsg. Soc. Ltd., Samarth Nagar, Cross Road No.3, Lokhandwala Complex, Andheri (West), Mumbai 400 053. **Applicant Versus 1) M/s. R.N.A. Builders, a Partnership Firm, the Developers,** 32, 2nd Panjrapole Lane, C.P. Tank Road, Mumbai 400 004 Also having address at-R.N.A. House, 3rd Floor, Opp. Akbarally 50, Veer Nariman Road, Fort, Mumbai 400 001, **And Also having address at - R. N. A. House, 3rd Floor, Opp. Akbarally 50, Veer Nariman Road, Fort, Mumbai 400 001, 2) M/s. OSHIWARALAND DEVELOPMENT CO.PRIVATE LTD., Land Owners,** Add: 71/73rd 2nd Floor, Botawala Building, Bombay Samachar Marg, Mumbai - 400 023, 3) **Mr. Anilkumar R. Aggarwal, Chief Promoter of Shri Swami Samarth Prasanna CHS Ltd.,** Add: 32, 2nd Panjrapole Lane, C. P. Tank Road, Mumbai -

