

U GRO CAPITAL	U GRO Capital Limited 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSETS(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8 AND 9 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 Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditors"), the possession of which has been taken by the authorised officer of Secured Creditors, will be sold on "As is what is" and "As is where is" and "Whatever there is" on the date and time mentioned herein below for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditors from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction
1.	Kandan Traders	Date of Notice: 18-06-2024	Reserve Price Rs. 33850183/- EMD Rs. 3385018/- Last date of EMD Deposit 05-04-2025
	2. Mr. Chandrasekar Kandan		Date of Auction 07-04-2025
	3. Mrs. Rajalakshmi		Time of Auction 11 AM to 01 PM
	Loan Account Number: 600001SEC0029891, HFCHESEC000101010, HFCHESEC000104400 as on 18-06-2024		Incremental Value Rs. 1,00,000/-

Description of Secured Asset(s): "PROPERTY1: "All that piece and parcel of immovable property being Land and Building, bearing Plot No. 16, comprised in S.No. 575/1B, as per TSLR New T.S. No. 30, measuring with an extent of 2445 Sq.Ft, situated at Manikandapuram, (as per property Tax Assessment Manikandapuram 1st Right Street), Thirumullaiyal Village, Avadi Taluk, Thiruvallur District. Butted and bounded on the North by Vacant Land in Survey No. 574, on the South by 20feet Wide Road, on the East by Plot No. 17, on the West by Plot No. 15. Measuring East to West on the Northern Side: 40 Feet 6 Inches, East to West on the Southern Side: 40 Feet, North to South on the Eastern Side: 60 Feet 6 Inches, North to South on the Western Side: 61 Feet. Situated within the Sub-Registration District of Ambattur and in the Registration District of North Chennai". PROPERTY2: "All that piece and parcel of immovable property being Second Floor Premises of an area of 2904sq.Ft, together with 1/3rd undivided share of land in the total Extent Measuring 3422 Sq. Ft., Comprised in O.S. No. 1159, R.S No. 1255, C.C No. 768, as per Patta R.S. No. 1255/2, Block No. 25 of VEPERY VILLAGE bearing Door No. 168, Sydenhams Road, Park Town, Chennai-60003, butted and bounded on the North By: Door No. 169, Sydenhams Road, R.S. No. 1255/10; South By: Door No. 167, Sydenhams Road, R.S. No. 1255/12. East By: Sydenhams Road, R.S. No. 1265. West By: R.S. No. 1245 ALSO AT:- "All that piece and parcel of 1/3rd Undivided Share of land of an extent of 3422 Square Feet, together with the built up area of 2904 Square feet, in the SECOND FLOOR building, situated in Door No. 168, Sydenhams Road, Periamet, Park Town, Chennai-60003. Comprised in O.S. No. 1159, R.S No. 1255, C.C No. 768, as per Patta R.S. No. 1255/10, South By: Door No. 155, Patta C.A No. 54/16, Block No. 25 of VEPERY VILLAGE, Purasawalkam Taluk, Chennai District butted and bounded on the North By: Door No. 169, Sydenhams Road, R.S. No. 1255/10; South By: Door No. 167, Sydenhams Road, R.S. No. 1255/10; East By: Sydenhams Road, R.S. No. 1265. West By: R.S. No. 1245 together with all the rights, fixtures, EB connection, Motor Connection, Stair, Terrace, easement, etc, or thereabouts".

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Date of Notice	Reserve Price	EMD	Last date of EMD Deposit	Date of Auction	Time of Auction	Incremental Value
1.	Kandan Traders	18-06-2024	Rs. 33850183/-	Rs. 3385018/-	05-04-2025			
	2. Mr. Chandrasekar Kandan					07-04-2025		
	3. Mrs. Rajalakshmi						11 AM to 01 PM	
	Loan Account Number: 600001SEC0029891, HFCHESEC000101010, HFCHESEC000104400 as on 18-06-2024							Rs. 1,00,000/-

Description of Secured Asset(s): "All that piece and parcel of immovable property bearing Plot No.8 situated at Nerkundram Village, Maduravoyal Taluk, Chennai District, Mettukuppam, Pillaiyarpal Kol Street, comprised in Survey No.3587/358/1A1A1, Patta No. 12631, measuring an extent of 3813 Sq.Ft. Butted and bounded on the North by S. Dayanathi & S. Dasan Bharathi Property, on the South by Survey No. 404 property, by the East by Mettukuppam, pillaiyarpal Street, on the West by Survey No.357 Property. With the Linear measurement on Northern Side - 88'9", on Southern Side 99", on the Eastern Side - 37', on the Western Side - 44'".

Sl. No.	Date of Notice	Reserve Price	EMD	Last date of EMD Deposit	Date of Auction	Time of Auction	Incremental Value
1.	07-03-2024	Rs. 19148967/-	Rs. 19148967/-	05-04-2025			
					07-04-2025		
						11 AM to 01 PM	
							Rs. 1,00,000/-

Description of Secured Asset(s): "All that part and parcel of the immovable property being building, comprised in Gramanam, S. No. 282/Part, as per Patta new S.Nos 926 & 927, measuring with an extent of 1120 Sq. ft., situated at as per Property Tax Door. No. 159, New Door No. 399, C.V.M Nagar, Netter Village, Kancheepuram Taluk & District. Butted and bounded on the North by Land belongs to Palivassal Mosque. South by Road, East by House belong to Mr. Pathurteen, West by Land belongs to Mr. Qabul and others. Measuring East to West on the Northern Side: 15 Feet, East to West on the Southern Side: 19 Feet, North to South on the Eastern Side: 69 Feet, North to South on the Western Side: 65 1/2 Feet Situated within the Sub-Registration District of Joint - I Kancheepuram and in the Registration District of Kancheepuram,."

Sl. No.	Date of Notice	Reserve Price	EMD	Last date of EMD Deposit	Date of Auction	Time of Auction	Incremental Value
1.	05-07-2024	Rs. 5424698/-	Rs. 5424698/-	05-04-2025			
					07-04-2025		
						11 AM to 01 PM	
							Rs. 1,00,000/-

Description of Secured Asset(s): "All that part and parcel of the immovable property being building, comprised in Gramanam, S. No. 282/Part, as per Patta new S.Nos 926 & 927, measuring with an extent of 1120 Sq. ft., situated at as per Property Tax Door. No. 159, New Door No. 399, C.V.M Nagar, Netter Village, Kancheepuram Taluk & District. Butted and bounded on the North by Land belongs to Palivassal Mosque. South by Road, East by House belong to Mr. Pathurteen, West by Land belongs to Mr. Qabul and others. Measuring East to West on the Northern Side: 15 Feet, East to West on the Southern Side: 19 Feet, North to South on the Eastern Side: 69 Feet, North to South on the Western Side: 65 1/2 Feet Situated within the Sub-Registration District of Joint - I Kancheepuram and in the Registration District of Kancheepuram,."

Sl. No.	Date of Notice	Reserve Price	EMD	Last date of EMD Deposit	Date of Auction	Time of Auction	Incremental Value
1.	23-05-2024	Rs. 5517902/-	Rs. 5517902/-	05-04-2025			
					07-04-2025		
						11 AM to 01 PM	
							Rs. 1,00,000/-

Description of Secured Asset(s): "All that part and parcel of the immovable property being building, comprised in Gramanam, S. No. 312/2, as per Patta New S.No. 312/2A, T.S. No. 20/ward c. Block No.9, measuring with an extent of 1603 Sq. Ft. Situated at kavalar Othavadi Street, Vandavasi Town Village, Vandavasi Taluka, Thiruvannamalai District. Butted and bounded on the North by House belong to Pukari Marakkaiyar Son Johni, on the South by Kavalar Othavadi Street, on the West by Kavalar Othavadi Street, on the East by House Belong to I Yacob, on the west by House belong to I. Mohamed Iacob. Measuring East to West on the Northern Side: 23 Feet, East to West on the Southern Side: 24 Feet, North to South on the Eastern Side: 66 Feet, North to South on the Western Side: 71 Feet, Situated within the Sub-Registration District of Vandavasi and in the Registration District of Cheyyar,."

Sl. No.	Date of Notice	Reserve Price	EMD	Last date of EMD Deposit	Date of Auction	Time of Auction	Incremental Value
1.	23-05-2024	Rs. 5517902/-	Rs. 5517902/-	05-04-2025			
					07-04-2025		
						11 AM to 01 PM	
							Rs. 1,00,000/-

Description of Secured Asset(s): "ITEM 1 - "In Tirupur Registration District, Palladam Sub Registration District, Palladam Taluk, within the limits of Karaijudur village union in Karaijudur village." S.F.No.304/1 measuring pu.acres 1.22, S.F.No. 303/2A measuring pu.acres 0.58, S.F.No. 303/1A measuring pu.acres 0.46. totally an extent of 14400 sq. ft and converted into sites in this Western Side of site no.5, situated with in following boundaries East of - Site No.6, West of - Eastern portion of site no. 5 retained by P.S. Loganathan North of - 30 ft wide East West Road, South of - Land belongs to K.P. Ramasamy. Measuring with North to South on the Eastern Side : 240 ft, East to West on the Southern Side : 40 ft, North to South on the Western Side : 60 ft. In this extent of 14400 sq. ft land converted into sites in this Western Side of site no.5, situated with in following boundaries East of - Site No.6, West of - Eastern portion of site no. 5 retained by P.S. Loganathan North of - 30 ft wide East West Road, South of - Land belongs to K.P. Ramasamy. Measuring with North to South on the Eastern Side : 28 1/4 ft, North to South on the Western Side : 28 1/4 ft, East to West on the Northern Side : 60 ft, East to West on the Southern Side : 40 ft, North to South on the Eastern Side : 40 ft, North to South on the Western Side : 40 ft, totally an extent of 2400 sq. ft or 222.96 sq. mtr vacant land. Thus total of Schedule 1 and Schedule 11 measuring 1695 + 2400 sq. ft or 4095 sq. ft or 380.43 sq.mtr land along with buildings and Electricity connections, Water connections and all other attachments thereon and all other mammal pathway rights and access theron. ITEM 2 - "In Tirupur Registration District, Palladam Sub Registration District, Palladam Taluk, within the limits of Karaijudur village union in Karaijudur village." S.F.No.304/1 measuring pu.acres 1.22, S.F.No. 303/2A measuring pu.acres 0.58, S.F.No. 303/1A measuring pu.acres 0.46. totally an extent of 14400 sq. ft and converted into sites in this Western Side of site no.5, situated with in following boundaries East of - Site No.6, West of - Eastern portion of site no. 5 retained by P.S. Loganathan North of - 30 ft wide East West Road, South of - Land belongs to K.P. Ramasamy. Measuring with North to South on the Eastern Side : 240 ft, East to West on the Southern Side : 40 ft, North to South on the Western Side : 60 ft. In this extent of 14400 sq. ft land converted into sites in this Western Side of site no.5, situated with in following boundaries East of - Site No.6, West of - Eastern portion of site no. 5 retained by P.S. Loganathan North of - 30 ft wide East West Road, South of - Land belongs to K.P. Ramasamy. Measuring with North to South on the Eastern Side : 28 1/4 ft, North to South on the Western Side : 28 1/4 ft, East to West on the Northern Side : 60 ft, East to West on the Southern Side : 40 ft, North to South on the Eastern Side : 40 ft, North to South on the Western Side : 40 ft, totally an extent of 2400 sq. ft or 222.96 sq. mtr vacant land. Thus total of Schedule 1 and Schedule 11 measuring 1695 + 2400 sq. ft or 4095 sq. ft or 380.43 sq.mtr land along with buildings and Electricity connections, Water connections and all other attachments thereon and all other mammal pathway rights and access theron. ITEM 3 - "In Tirupur Registration District, Palladam Sub Registration District, Palladam Taluk, within the limits of Karaijudur village union in Karaijudur village." S.F.No.304/1 measuring pu.acres 1.22, S.F.No. 303/2A measuring pu.acres 0.58, S.F.No. 303/1A measuring pu.acres 0.46. totally an extent of 14400 sq. ft and converted into sites in this Western Side of site no.5, situated with in following boundaries East of - Site No.6, West of - Eastern portion of site no. 5 retained by P.S. Loganathan North of - 30 ft wide East West Road, South of - Land belongs to K.P. Ramasamy. Measuring with North to South on the Eastern Side : 240 ft, East to West on the Southern Side : 40 ft, North to South on the Western Side : 60 ft. In this extent of 14400 sq. ft land converted into sites in this Western Side of site no.5, situated with in following boundaries East of - Site No.6, West of - Eastern portion of site no. 5 retained by P.S. Loganathan North of - 30 ft wide East West Road, South of - Land belongs to K.P. Ramasamy. Measuring with North to South on the Eastern Side : 28 1/4 ft, North to South on the Western Side : 28 1/4 ft, East to West on the Northern Side : 60 ft, East to West on the Southern Side : 40 ft, North to South on the Eastern Side : 40 ft, North to South on the Western Side : 40 ft, totally an extent of 2400 sq. ft or 222.96 sq. mtr vacant land. Thus total of Schedule 1 and Schedule 1