

FORM G**INVITATION FOR EXPRESSION OF INTEREST IN CELLUGEN BIOTECH PRIVATE LIMITED
OPERATING IN STEM CELLS BUSINESS**

(Under Regulation 36A (1) of the Insolvency and Bankruptcy Board of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS		
1.	Name of the corporate debtor along with PAN/ CIN/ LLP No.	Cellugen Biotech Private Limited PAN: AADCB5451A CIN: U85110DL2008PTC182124
2.	Address of the registered office	As per the details available on the MCA Master Data - Innov8 Coworking, Salcon Ras Vilas, LGF, Next to Select City Walk, Saket District Centre, Saket District, Sector 6, Pushp Vihar, New Delhi - 110017
3.	URL of website	Not Applicable
4.	Details of place where majority of fixed assets are located	Refer Process note for details of the assets
5.	Installed capacity of main products/services	Not Applicable
6.	Quantity and value of main products/services sold in last financial year	Nil
7.	Number of employees/ workmen	Nil
8.	Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at:	Detail can be sought by emailing to: ibc.cellugen@gmail.com
9.	Eligibility for resolution applicants under section 25(2)(h) of the Code is available at:	Detail can be sought by emailing to: ibc.cellugen@gmail.com
10.	Last date for receipt of expression of interest	25-11-2024
11.	Date of issue of provisional list of prospective resolution applicants	05-12-2024
12.	Last date for submission of objections to provisional list	10-12-2024
13.	Date of issue of final list of prospective resolution applicants	20-12-2024
14.	Date of issue of information memorandum, evaluation matrix and request for resolution plans to prospective resolution applicants	25-12-2024



Preeti Chauhan

15.	Last date for submission of resolution plans	24-01-2025
16.	Process email id to submit EOI	ibc.cellugen@gmail.com

Note:

These timelines are as prescribed under the Insolvency and Bankruptcy Code, 2016 and regulations thereof. The RP/COC may for the convenience of the Prospective Resolution Applicants reserves right to modify the same for the benefit of the Stakeholders.



Preeti Chauhan
Resolution Professional
Cellugen Biotech Private Limited
IBBI/IPA-002/IP-N01273/2023-2024/14331
IBBI Reg. address: R Z 20 K Block Gandhi Market,
West Sagarpur, New Delhi-110046
ibc.cellugen@gmail.com, cspreetichauhan@gmail.com

Date: 09.11.2024
Place: Delhi

FORM G

INVITATION FOR EXPRESSION OF INTEREST IN CELLUGEN BIOTECH PRIVATE LIMITED OPERATING IN STEM CELLS BUSINESS

(Under Regulation 36A (1) of the Insolvency and Bankruptcy Code of India (Insolvency Resolution Process for Corporate Persons) Regulations, 2016)

RELEVANT PARTICULARS

- Name of the Corporate Debtor along with PAN/CIN/LLP No. **Cellugen Biotech Private Limited** PAN: AACDB5451A | CIN: U85110DL2008PTC182124
- Address of the registered office As per the details available on the MCA Master Data - Innov8 Coworking, Saloon Ras Vilas, LGF, Next to Select City Walk, Saket District Centre, Saket District, Sector 6, Pushp Vihar, New Delhi - 110017
- URL of website Not Applicable
- Details of place where majority of fixed assets are located Refer Process note for details of the assets
- Installed capacity of main products/ services Not Applicable
- Quantity & value of main products/ services sold in last financial year Nil
- Number of employees/ workmen Nil
- Further details including last available financial statements (with schedules) of two years, lists of creditors, relevant dates for subsequent events of the process are available at URL: Detail can be sought by emailing to: ibc.cellugen@gmail.com
- Eligibility for resolution applicants under section 25(2)(h) of the Code is available at URL: Detail can be sought by emailing to: ibc.cellugen@gmail.com
- Last date for receipt of expression of interest **25-11-2024**
- Date of issue of provisional list of prospective resolution applicants **05-12-2024**
- Last date for submission of objections to provisional list **10-12-2024**
- Date of issue of final list of prospective resolution applicants **20-12-2024**
- Date of issue of information memorandum, evaluation matrix and request for resolution plan to prospective resolution applicants **25-12-2024**
- Last date for submission of resolution plans **24-01-2025**
- Process email id to submit Expression of Interest ibc.cellugen@gmail.com

Note: These timelines are as prescribed under the Insolvency and Bankruptcy Code, 2016 and regulations thereof. The RPOCC may, for the convenience of the Prospective Resolution Applicants reserves right to modify the same for the benefit of the Stakeholders.

Preeti Chauhan
Resolution Professional for Cellugen Biotech Private Limited
Regn. No.: IBBU/PA-002/IP-N01273/2023-2024/14331
IBBI Reg. Address: R Z 20 K Block Gandhi Market, West Sagarpur, New Delhi-110046
Email: ibc.cellugen@gmail.com, cspreetichauhan@gmail.com

Date: 09.11.2024
Place: Delhi

SHASHANK TRADERS LIMITED

CIN : L52110DL1985PLC021076
Regd. Off. : 702-A, ARUNACHAL BUILDING, 19, BARAKHAMBA ROAD, CONNAUGHT PLACE, NEW DELHI -110001
Phone:011-43571041; Fax: 011-43571047; Website :www.shashankinfo.in ; Email : info@shashankinfo.in

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPTEMBER 30, 2024

(Rs. in Lacs except EPS)

Sl. No.	Particulars	For the Quarter ended			For the half year ended		Year Ended 31-Mar-24 (Audited)
		30-Sep-24 (Unaudited)	30-Jun-24 (Unaudited)	30-Sep-23 (Unaudited)	30-Sep-24 (Unaudited)	30-Sep-23 (Unaudited)	
1	Income from Operation						
	(a) Net Sales/Revenue from Operations	-	-	-	-	-	-
	(b) Other Operating Income	-	-	-	-	-	-
	(c) Other Income	-	-	-	-	-	-
	Total Income	-	-	-	-	-	-
2	Expenses						
	a) Cost of Materials consumed	-	-	-	-	-	-
	b) Purchase of Stock-in-trade	-	-	-	-	-	-
	c) Changes in Inventory of Finished goods, Work-in-progress and Stock-in-trade	-	-	-	-	-	-
	d) Employee Benefits Expenses	0.45	0.45	0.49	0.90	0.92	1.84
	e) Finance Costs	-	-	0.02	-	0.03	0.04
	f) Depreciation and Amortisation expense	-	-	-	-	-	-
	g) Other expenses	1.03	1.16	9.03	2.19	10.19	13.97
	Total Expenses	1.48	1.61	9.54	3.09	11.14	15.85
3	Profit/(Loss) before Exceptional items and tax (1-2)	(1.48)	(1.61)	(9.54)	(3.09)	(11.14)	(15.85)
4	Exceptional items	-	-	-	-	-	-
5	Profit/(Loss) before tax (3 + 4)	(1.48)	(1.61)	(9.54)	(3.09)	(11.14)	(15.85)
6	Tax Expense						
	- Current tax	-	-	-	-	-	-
	- Deferred tax	-	-	-	-	-	-
	- Short Provision of earlier year	-	-	-	-	-	-
	Total Tax Expenses	-	-	-	-	-	-
7	Profit/(Loss) for the period (5-6)	(1.48)	(1.61)	(9.54)	(3.09)	(11.14)	(15.85)
8	Other Comprehensive Income (net of tax)	-	-	-	-	-	-
9	Total Other Comprehensive Income for the period	(1.48)	(1.61)	(9.54)	(3.09)	(11.14)	(15.85)
10	Total Comprehensive Income for the period (7+9)	(1.48)	(1.61)	(9.54)	(3.09)	(11.14)	(15.85)
11	Paid-up equity share capital (face value of Rs 10/- per share)	309.38	309.38	309.38	309.38	309.38	309.38
12	Reserves excluding revaluation reserves (Reserves as per balance sheet of Previous Accounting year)						(75.87)
13	Earning per share (EPS) of Rs 10/- each (not annualized)						
	(1) Basic	(0.05)	(0.05)	(0.31)	(0.10)	(0.36)	(0.51)
	(2) Diluted	(0.05)	(0.05)	(0.31)	(0.10)	(0.36)	(0.51)

Notes:
1. The above Results for the quarter and half year ended September 30, 2024 has been reviewed by the Audit Committee and thereafter approved by the Board of Directors at their meeting held on 08th November, 2024. The Statutory Auditors have conducted a limited review on the above unaudited financial results for the quarter & half year ended 30th September, 2024.
2. The Company operates in a single segment and the results pertain to a single segment in accordance with IND AS 108-Operational Segment.
3. Previous year/period figures have been regrouped/arranged, wherever necessary to make them comparable with the current period figure.
4. The Company has adopted Indian Accounting Standards ("Ind AS") notified by the Ministry of Corporate Affairs. This Statement has been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS) prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting practices and policies to the extent applicable.
5. The format for un-audited quarterly results as prescribed in SEBI's Circular CIR/CFD/CMD/15/2015 dated November 30, 2015 has been modified to comply with requirements of SEBI's circular dated July 5, 2016. Ind AS and Schedule III (Division II) to the Companies Act, 2013 applicable to the companies that are required to comply with Ind AS.
6. Debit and Credit Balances are subject to confirmation from Parties.
7. The aforesaid unaudited results for the quarter & half year ended 30th September, 2024 will be available on the website of the company i.e., www.shashankinfo.in

For and on behalf of the Board of Directors of Shashank Traders Limited
Sd/-
(Praveen Jansant Rai Jain)
Managing Director
DIN: 01776424
Place : New Delhi
Date : 08.11.2024

HDFC BANK

HDFC Bank Limited

BRANCH OFFICE : Hindustan Times House, 2nd Floor, 25-Ashok Marg, Lucknow-226001 Ph : 0522-4272777, 6673726, Fax: 0522-2205106
CIN : L65920MH1994PLC080618 Website : www.hdfcbank.com

POSSESSION NOTICE

Whereas the Authorised Officer of HDFC Bank Limited (erstwhile HDFC Limited) having amalgamated with HDFC Bank Limited by virtue of a Scheme of Amalgamation approved by Hon'ble NCLT-Mumbai vide order dated 17th March 2023) (HDFC), under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("said Act") and in exercise of powers conferred under Section 13 (2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notices under Section 13 (2) of the said Act, calling upon the following borrower(s) / Legal Heir(s) and Legal Representative(s) to pay the amounts mentioned against their respective names together with interest thereon at the applicable rates as mentioned in the said notices, within 60 days from the date of the said Notice/s, incidental expenses, costs, charges etc till the date of payment and /or realisation.

Sr. No.	Name of Borrower(s)/ Legal heir (s) and Legal Representative (s)	Outstanding Dues* (Rs.)	Date of Demand Notice	Date of Possession	Description of Immovable Property (ies) / Secured Asset (s)
1	COL. Mr. Rakesh Kumar	58,18,930/- as on 31.10.2022*	14.11.2022	08.11.2024	Flat K-404, 4th Floor, Plot No. 6 Block, J1, KSN Golf Greens Tower Gh Plot 23, Sector-6, Crossing, Republik NH-24, Ghaziabad, Area-160.32 Sq. Mtrs., Boundaries: E: K-1, W: I-1/1-2, N: P-1/P-2, S: Road

*with further interest as applicable, incidental expenses, costs, charges etc incurred till the date of payment and /or realisation. However, since the Borrowers / Legal Heirs and Legal Representatives mentioned hereinabove have failed to repay the amounts due, notice is hereby given to the Borrowers / Legal Heirs and Legal Representatives mentioned hereinabove in particular and to the public in general that the Authorised Officer of HDFC has taken **Physical Possession** of the immovable property (ies) / secured asset(s) described herein above in exercise of powers conferred on him/her under Section 13 (4) of the said Act read with Rule 8 of the said Rules on the dates mentioned above.

The Borrowers / Legal Heirs and Legal Representatives mentioned hereinabove in particular and the public in general are hereby cautioned not to deal with the aforesaid Immovable Property(ies) / Secured Asset(s) and any dealings with the said Immovable Property (ies) / Secured Asset(s) will be subject to the mortgage of HDFC. Borrowers / Legal Heirs and Legal Representatives attention is invited to the provisions of sub-section (8) of section 13 of the Act, in respect of time available to redeem the secured asset(s). Copies of the Panchanama drawn are available with the undersigned, and the said Borrowers / Legal Heirs and Legal Representatives are requested to collect the respective copy from the undersigned on any working day during normal office hours.

Date : 10.11.2024
Place: Lucknow
Regd.Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai-400 020.

For HDFC Bank Limited
Authorized Officer

EAST BUILDTECH LIMITED

CIN : L74999DL1984PLC018610
Regd Office : D-3/2, Okhla Industrial Area, Phase-II, New Delhi-110020, Ph. 011-47105100 Email: secretarial@ebl.co.in Website: www.ebl.co.in

Extract of Unaudited Financial Results for the Quarter and half year ended 30th September, 2024

(Rs. in Lacs)

S. No.	Particulars	Quarter Ended		Half Year Ended		For the Year ended 31st March, 2024 Audited
		30th September, 2024 UnAudited	30th September, 2023 UnAudited	30th September, 2024 UnAudited	30th September, 2023 UnAudited	
1	Total income from operations (net)	51.66	3.71	96.93	7.40	35.09
2	Profit / (Loss) before exceptional items and tax	38.22	(6.58)	72.58	(10.06)	0.33
3	Net Profit/(Loss) for the period after tax (after exceptional items)	35.20	(4.87)	60.64	(7.44)	0.24
4	Total comprehensive income	35.20	(4.87)	60.64	(7.44)	0.24
5	Equity share capital	190.76	190.76	190.76	190.76	190.76
6	Earnings per share(EPS)(after extraordinary items)(Of Rs. 10/- each) (not annualised)					
	a) Basic	1.88	(0.26)	3.23	(0.40)	0.23
	b) Diluted	1.88	(0.26)	3.23	(0.40)	0.23

NOTES
1. Statement of Segment wise revenue, results and capital employed for Quarter ended and half year ended 30th September, 2024

Particulars	Quarter Ended		Half Year Ended		YEAR ENDED 31st March, 2024 (Audited)
	30th September, 2024 (Un-Audited)	30th September, 2023 (Audited)	30th September, 2024 (Un-Audited)	30th September, 2023 (Un-Audited)	
1. Segment Revenue					
(a) Segment -A(Real Estate/Constrn)	3.63	3.65	7.27	7.28	14.56
(b) Segment -B(Consultancy)	48.03	-	89.63	-	20.18
(c) Segment - C (Trading)	-	-	-	-	-
(d) Unallocated	-	0.06	0.03	0.12	0.35
Total	51.66	3.71	96.93	7.40	35.09
Less: i) Inter Segment Revenue	-	-	-	-	-
Net Sales/Income from Operation	51.66	3.71	96.93	7.40	35.09
2. Segment Results (Profit /+/-Loss/-) before tax and interest from each segment					
(a) Segment -A	(1.05)	(2.09)	(1.83)	(1.88)	(3.84)
(b) Segment -B	44.81	-	86.41	-	20.18
(c) Segment - C (Trading)	-	-	(1.66)	-	-
(d) Unallocated	(4.65)	(2.77)	(7.91)	(4.75)	(9.16)
Total	39.1	(4.86)	75.21	(6.63)	7.18
Less: i) Interest	0.88	1.72	2.63	3.43	6.85
ii) Other Un-allocated Expenditure net off	-	-	-	-	-
iii) Un-allocated income	-	-	-	-	-
Total Profit Before Tax	38.22	(6.58)	72.58	(10.06)	0.33
3. Capital Employed (Segment Assets- Segment Liabilities)					
(a) Segment -A	669.63	662.60	669.63	662.6	665.19
(b) Segment -B	6.65	-	6.65	-	1.51
(c) Segment - C (Trading)	-	3.42	-	3.42	1.48
(d) Unallocated	25.17	(32.90)	25.17	(32.90)	(27.39)
Total	701.45	633.13	701.45	633.13	640.81

2. The above financial results have been reviewed by the audit committee and approved by the Board of Directors in their meeting held on 08-11-2024. The same have been reviewed by the Statutory Auditors who have issued an unqualified opinion thereon after segment result.
3. The Limited Review report as required under regulation 33 of the SEBI has been completed by Statutory Auditors.
4. Figures for Previous year / period have been re-grouped and re-arranged wherever necessary.
5. These financial results have been prepared in accordance with Companies (Indian Accounting Standard) Rules, 2015 (as amended) prescribed under Section 133 of the Companies Act, 2013. The statutory auditors of the company have carried out the limited review of the results in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements), Regulations, 2015.

For East Buildtech Limited
Sd/-
Madhusudan Chokhani
Managing Director
DIN: 06307234
Place: New Delhi
Date: 08.11.2024

AXIS BANK

Retain Asset Centre: Axis Bank Ltd., Axis House, Tower T-2, 2nd Floor, I-14, Sector-128, Noida Expressway, Jaypee Greens Wishtown, Noida (U.P.)-201301 Corporate Office: Axis House, Block-B, Bombay Dyeing Mills Compound, Pandurangbukhar Marg, Worli, Mumbai-400025 Registered Office: Trishul, 3rd floor, opposite Samarprastha Temple, Law Garden, Ellorabridge, Ahmedabad-380036

POSSESSION NOTICE UNDER SARFAESI ACT 2002

Whereas the undersigned being the Authorized Officer of Axis Bank Ltd. under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 (12) read with Rule 9 of the Security Interest (Enforcement) rules 2002, issued demand notice upon the Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) mentioned below, to repay the amount mentioned in the notice within 60 days from the date of receipt of the said notice, the Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) having failed to repay the amount, notice is hereby given to the Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the change of Axis Bank Ltd. The Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Name of Applicant/ Co- Borrower And Guarantor Name / Address: 1. Mr. Rajesh S/O Ranbir Singh C/o Kawan Patti Bahora Kalan (134) Gurgaon Haryana 122413 Also At: Mr. Rajesh S/O Ranbir Singh C/o Kharsa No 18/2 Khewat No 1640/1478 Bhora Kalan, Farukh Nagar, Gurgaon Haryana 122413 2. Mr. Satender Singh S/O Ranbir Singh C/o Kawan Patti Bahora Kalan (134) Gurgaon Haryana 122413 Also At: Mr. Satender Singh S/O Ranbir Singh C/o Kharsa No 18/2 Khewat No 1640/1478 Bhora Kalan, Farukh Nagar, Gurgaon Haryana 122413. 3. Mr. Ranbir Singh S/O Fateh Singh C/o 630 Kanwa Patti Bahora Kalan 134 Gurgaon Haryana (122413) Also At: Mr. Ranbir Singh S/O Fateh Singh C/o Kawan Patti Bahora Kalan 134 Gurgaon Haryana 122413

Description of Property: All That Piece And Parcel Of Land/ Property Admeasuring 53 Kanal 18 Marie, Out Of Khewat/Khata No 1969/2216, Mustali No 201, Kila Nos 8(2)(3-8), 9(8-0), 12(6-8), 19(6-0), 22(8-0), 26(3-12) And Mustali No 216 Kila No 2/1(2-10) And Mustali No 234 Kila Nos 24(8-0) & 25(8-0) Situated At Waka Siwana Mauza Bohra Kalan Tehsil Pataudi, Gurgaon Haryana. In The Name Of Mr. Rajesh & Mr. Satender Singh Bounded As: North-As Per Deed, West-As Per Deed, South-As Per Deed, East-As Per Deed.

Date of Demand Notice: 27 JUNE 2024
Date of Possession: 07-NOV-2024
Amount in Demand Notice: Rs. 1,46,73,353.00 (Rupees One Crore Forty Six Lakh Seventy Three Thousand Three Hundred Fifty Three Rupees Only)

Name of Applicant/ Co- Borrower And Guarantor Name / Address: 1. M/s R S Poultry Farm C/o Kharsa No 18/2 Khewat No 1640/1478 Bhora Kalan, Farukh Nagar, Gurgaon Haryana 122413 Through Its Proprietor Mr. Rajesh. 2. Mr. Rajesh S/O Ranbir Singh Proprietor M/s R S Poultry Farm C/o Kawan Patti Bahora Kalan (134) Gurgaon Haryana 122413 Also At: Mr. Rajesh S/O Ranbir Singh Proprietor M/s R S Poultry Farm C/o Kharsa No 18/2 Khewat No 1640/1478 Bhora Kalan, Farukh Nagar, Gurgaon Haryana 122413. 3. Mr. Satender Singh S/O Ranbir Singh C/o Kawan Patti Bahora Kalan (134) Gurgaon Haryana 122413 Also At: Mr. Satender Singh S/O Ranbir Singh C/o Kharsa No 18/2 Khewat No 1640/1478 Bhora Kalan, Farukh Nagar, Gurgaon Haryana 122413

Description of Property: All That Piece And Parcel Of Land/ Property Admeasuring 53 Kanal 18 Marie, Out Of Khewat/Khata No 1969/2216, Mustali No 201, Kila Nos 8(2)(3-8), 9(8-0), 12(6-8), 19(6-0), 22(8-0), 26(3-12) And Mustali No 216 Kila No 2/1(2-10) And Mustali No 234 Kila Nos 24(8-0) & 25(8-0) Situated At Waka Siwana Mauza Bohra Kalan Tehsil Pataudi, Gurgaon Haryana. In The Name Of Mr. Rajesh & Mr. Satender Singh Bounded As: North-As Per Deed, West-As Per Deed, South-As Per Deed, East-As Per Deed.

Date of Demand Notice: 27 JUNE 2024
Date of Possession: 07-NOV-2024
Amount in Demand Notice: Rs. 74,88,941.58/- (Rupees Seventy Four Lakh Eighty Eight Thousand Eight Hundred Forty One Rupee & Fifty Eight Paise Only)

The above-mentioned Borrower(s) / Co-Borrower(s) / Guarantor(s) / Mortgagee(s) are hereby given a 30 days' Notice to repay the amount, else the mortgaged properties will be sold on the expiry of 30 days from the date of publication of this Notice, as per the provisions under the Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: 10-11-2024, Place: Noida
Authorized Officer, Axis Bank Ltd.

UGRO CAPITAL LIMITED

4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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 Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, 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 Creditor 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.

Details of Borrower(s) / Guarantor(s)	Details of Demand Notice	Details of Auction
1. VJ SEEMA ENTERPRISES	Date of Notice: 25-09-2023	Reserve Price: Rs. 4526100/- EMD: Rs. 452610/-
2. MR. YOGESH KUMAR S/O GAURAJ SINGH	Outstanding Amount: Rs. 37,57,230/- as on 07-09-2023	Last date of EMD Deposit: 28-Nov-24 Date of Auction: 30-Nov-24 Time of Auction: 11 AM to 01 PM Incremental Value: Rs. 1,00,000/-
3. MRS. SEEMA DEVI W/O YOGESH KUMAR Loan Account Number: 110001SEC0033281 & HCFDELSEC00001017087	Date of Notice: 24-01-2024 Outstanding Amount: Rs. 44,63,91/- as on 24-01-2024	Reserve Price: Rs. 10000800/- EMD: Rs. 1000080/- Last date of EMD Deposit: 28-Nov-24 Date of Auction: 30-Nov-24 Time of Auction: 11 AM to 01 PM Incremental Value: Rs. 1,00,000/-

Description of Secured Asset(s): "All that piece and parcel of immovable property being Plot of Land admeasuring 71 sq. yds. Part of Kharsa No. 638, situated at Indra Enclave, Village Behta Hazipur, Pargana Loni & Tehsil & istric Ghaziabad. Butted and bounded on the East by Other property, on the West by others property, on the North by Plot of Mr. Sohanveer, on the South by Gali 11 ft. wide."

Description of Secured Asset(s): "All that piece and parcel of immovable property being Entire Built-Up Commercial Property bearing new No. IX/7275-A, and Old No. 803, area measuring 27 Sq.Yards., i.e., 22.57 Sq.Mtrs., out of Kharsa No. 467/124, Khewat No. 1, Situated in the Abadi of Mahavir Gali, Guru Gobind Singh Gali, Gandhi Nagar in the village Seelampur, Ilaqa Shahdara, Delhi - 110031. Butted and bounded on the East by property of others, on the West by Property of others, on the North by Gali, on the South by Property of others."

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website. i.e. www.ugrocapital.com or contact the undersigned at ugro litigation@ugrocapital.com
Date: 10.11.2024. Place: Delhi NCR
Sd/- Authorised Officer - For UGRO Capital Limited

INDIAN OVERSEAS BANK

Regional Office: Building No. 80, First Floor, Near BSNL Office, Tejgarhi Crossing, Meerut -250005. Ph. 0121-2761701, 2762124. Fax: 2761703

MEGA E-Auction UNDER SARFAESI Act, 2002. On 30.11.2024

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES.

Sale of Immovable property/ies mortgaged to Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No.54 of 2002) Whereas the Authorised Officer of Indian Overseas Bank has taken possession of the following properties pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realisation of Bank's dues plus interest as details hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realise the Bank's dues by sale of the said property/ies. The sale will be done by the undersigned through e-auction platform provided at the Web Portal (<https://www.mstccommerce.com/auctionhome/ibapi>).

S. No.	Branch	Name of the Account	Bank Dues as on	Securities	Reserve Price	EMD/ Bid Multiplier	Branch Contact Details
01.	AMHERA ADIPUR	N					

