

SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE,2016

M/s SAMRUDDHI REALTY LIMITED- IN LIQUIDATION

(CIN: L07010KA2003PLC032934)

REGD. OFFICE : 2nd Floor, No 1, Tate Lane, Richmond Road Cross Bangalore Bangalore KA 560025

Office of Liquidator : Office No. 58, 3rd Cross, Vinayak Nagar, Hebbal, Bengaluru 560024

Mobile: 9845002523 | 080 2390 2344 e-mail: srl@psri.in | plan@psri.in

E-Auction under Insolvency and Bankruptcy Code 2016

Date and Time of E-Auction06-05-2024at 11:00 AM to 01:00 PM

(with unlimited extension of 10 minutes each)

Sale of assets of **M/s SAMRUDDHI REALTY LIMITED** (Corporate Debtor) in Liquidation forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Bengaluru Bench vide order dated 13.03.2020. The sale will be carried by the undersigned through the E-Auction platform National E-Governance Services Limited (NeSL), having the link as <https://nesl.co.in/auction-notices-under-ibc/> on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “Without any recourse basis”.

Block	Particulars of Assets	Location/Description	Reserve Price (INR Crores)	EMD (INR Crores)	Networth (INR Crores)	Refundable Participation Deposit (Lakhs)	Bid Incremental Value (Lakhs)
1	Samruddhi Realty Limited as going concern	Company as going concern comprising of All Projects listed in Block 2 to 8 additionally 1 Project in JDA and 3 Projects under MOU stage	88.00	8.80	90.00	88.00	100.00
2	Project Sunshine (67% JDA Rights of Samruddhi Realty Limited)	Sy. no: 11/1, Naganathapura Village, Beguru Hobli, Bengaluru (Google Coordinates 12.8766, 77.6730 https://goo.gl/maps/fvbk4JpgL2RL3Uc56)	20.00	2.00	20.00	20.00	6.00
3	Project Doddsworth/ Florence 2 Villas (95% complete) Unit No. A & B	Situated on Site No. 4 & 6, Whitefield, Dodsworth Layout, Krishnarajapura Hobli Bengaluru (Google Coordinates 12.9713, 77.7459 https://maps.app.goo.gl/SrsJBaDGBshw1Wt88)	6.25	0.63	10.00	6.30	4.00
4	Project Doddsworth/ Florence 1 Villa (95% complete) Unit No. A	Situated on Site No. 4 & 6, Whitefield, Dodsworth Layout, Krishnarajapura Hobli Bengaluru (Google Coordinates 12.9713, 77.7459 https://maps.app.goo.gl/SrsJBaDGBshw1Wt88)	3.13	0.31	1.00	3.10	1.00
5	Project Doddsworth/ Florence 1 Villa (95% complete) Unit No. B	Situated on Site No. 4 & 6, Whitefield, Dodsworth Layout, Krishnarajapura Hobli Bengaluru (Google Coordinates 12.9713, 77.7459 https://maps.app.goo.gl/SrsJBaDGBshw1Wt88)	3.13	0.31	1.00	3.10	1.00
6	Project Rhythm (62% JDA Rights of Samruddhi Realty Limited)	JDA Land & Building - Sy.no: 29/2 & 30/1, Doddagubbi Village, Bidarahalli Hobli, Bengaluru (Google Coordinates 13.0760, 77.6643 https://goo.gl/maps/4nvpESZvfgWysNBv9)	24.00	2.40	20.00	24.00	5.00
7	Project North Square (60% JDA Rights of Samruddhi Realty Limited)	JDA Land & Building Sy. No: 92/1, 92/2, Kogilu Village, Ward No.5, Yelahanka Hobli, Bengaluru (Google Coordinates 13.1040, 77.6201 https://goo.gl/maps/L283Yhf3Fea2F3kp9)	16.25	1.63	20.00	16.30	7.00
8	Project Winter Green (63% JDA Rights of Samruddhi Realty Limited)	JDA Land & Building - Sy.no: 241/1, Amani Bellandur Khane, Varthur Hobli, Bengaluru (Google Coordinates 12.9400, 77.7127 https://goo.gl/maps/G1T6CzNLaqBffgNj7)	21.25	2.13	20.00	21.30	6.00

- Important Notes:
1. Date of Inspection: 17-04-2024 to 01-05-2024

2. The sale of assets through E-Auction will be conducted strictly on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “Without any recourse basis”.

3. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. Liquidator has right to extend/ defer/cancel and/or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction.

4. All Terms and conditions are to be mandatorily referred from the E-Auction Process Information Document prior to submission of EMD and participation process. The Complete E-Auction Process Information Document containing details of Assets, terms and conditions of online E-Auction, BID Form, Eligibility Criteria, Declaration by Bidders, EMD Requirements etc., available at <https://nesl.co.in/auction-notices-under-ibc/> and www.samruddhirealty.com

5. The Liquidator in consultation with Stakeholders Consultation Committee holds absolute right to sell the Assets of the Corporate Debtor or sell the Corporate Debtor as going concern including along with all projects therein. Kindly refer to the E-Auction Process Information Document for further clarification.

6. Bid related documents shall be submitted through e-mail in the formats prescribed and the hard copies of originals shall be sent to the office of the liquidator.

7. The intending bidders, prior to submitting their bid, should make their independent enquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves.

8. The last date of submission of EOI, Refundable Participation Deposit Money along with all bid documents is 21-04-2024

9. The Last Date of Submission of EMD is on or before 04-05-2024

10. The Date and Time of E-Auction is06-05-2024at 11:00 AM to 01:00 PM (with unlimited extension of 10 minutes each)

11. Interested applicant who has deposited EMD and require assistance in creating login ID and password may contact the Office of the Liquidator on 080-2390 2344 or through an e-mail at srl@psri.in or plan@psri.in

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Date: Monday, 1 April, 2024
Place: Bengaluru

Pankaj Srivastava
Liquidator-SAMRUDDHI REALTY LIMITED
Office No. 58, 3rd Cross, Vinayak Nagar, Hebbal, Bengaluru 560024
Regn No: IBB/PPA-001/PP-P00245 17-02-18/10474 | AFA validity 16/11/2024
080 2390 2344 | srl@psri.in | psri@live.com | www.samruddhirealty.com

 U GRO CAPITAL LIMITED		4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070 POSSESSION NOTICE APPENDIX IV (See rule 8(1)) (For Immovable Property)
Whereas, the undersigned being the Authorized Officer of UGRO Capital Limited, having its registered office at 4th Floor, Tower 3, Equinox Business Park, LBS Road, Kurla, Mumbai 400070, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 (12) read with rule 3 of the Security Interest (Enforcement) Rules, 2002, issued a demand notice to repay the amount mentioned in the notice together with interest thereon, within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of Section 13 of the Act read with Rule 8 of the said rules of the Security Interest (Enforcement) Rules 2002 on the day, month and year mentioned below. The borrowers in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of UGRO Capital Limited for the amount mentioned in the notice together with interest thereon. The borrower'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.		
BORROWER DETAILS	Demand Notice	Mortgaged Property
1. Ganesh Thakara 2. Tumkur Shankara Deepu 3. Byappanahalli Govindaraju Chaitra 4. Shankar Ganganna Loan Account Number: HCFBANSCE00001022193	Demand Notice dated 08-01-2024 for an amount of Rs. 48,28,978/- as on 04-01-2024	All that piece and parcel of immovable property being Land and Building having construction thereon, in comprised in western portion of property bearing P.L.D. No. 269663, Site No. 14, Municipal Katha No.358/1A/14/3123 measuring East to West 30 Feet and North to South 30Feet situated at Vidyanagar Extension (Putta Anjaneya Swamy Temple Eastern Portion) Ward No. 21, Tumkur Property and bounded on the East side belongs to Givramamba, west by 30 Feet Road, North by 30 Feet Road, South by Private Layout,
		POSSESSION DATE 30-03-2024



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