

URGRO CAPITAL LIMITED

Registered Office: Equinox Business Park, Tower-3, 4th Floor, Off. B.K.C. LBS Road, Kurla (West) Mumbai. 400 070

Branch Office: 405, Sakar-9, Opp. Shiv Cinema, Ashram Road, Ahmedabad. 380 009

Contact No: Gaurav Ganguly +91 9874078322 / Shakti Jha - 9007128086/ Haresh Moradiya-9601292636



PUBLIC NOTICE FOR AUCTION SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Uργο Capital Limited under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable properties, as described hereunder, on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-

Borrower(s) / Co-Borrower(s) / Guarantor(s)	Demand Notice Date and Amount and Possession Date	Description of the Immovable property	Reserve Price	Earnest Money Deposit	Total Loan Outstanding
(Loan Account No. 380001SEC00000027) 1.M/s Vaidehi Engineering 2.Mr. Panchal Prakash Baldevbhai 3.Mrs. Meghaben P. Panchal All are having address for communication at P-60 (Survey No. 359) Opp. Rampura Gam Paldi, Mouje-Zank, Pardhol, Ta.-Dehgam, Dist. Gandhinagar. Gujarat. 382 305 Also at: 51, Radhav Bungalows, Near Gayatri Green, Nava Naroda, Ahmedabad. 382350	09.06.2020 Rs. 1,18,19,526/-[Rupees One Crore Eighteen lakh Nineteen Thousand Five Hundred Twenty Six Only] as on 09.06.2020 Symbolic Possession 11/09/2020	Non-agriculture land for Industrial Purpose bearing Revenue Block/Survey No. 359 (Old Block No. 60 Paiki) having area admeasuring 4782 Sq. Mtrs. together with construction erected / to be erected thereon of Mouje - Zank, Taluka: Dehgam in the District of Gandhinagar and Registration Sub. District of Dehgam.	Rs. 2,07,15,000/- [Rupees: Two Crore Seven Lakh Fifteen Thousand Only]	Rs.20,71,500/- [Rupees: Twenty Lakh Seventy One Thousand Five Hundred only] 10 % of Reserve Price	Rs. 14254249.76/- [Rupees: One crore forty two lakh fifty four thousand two hundred forty nine rupees and seventy six paisea only] as on 06/05/2021 Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc. is due and payable till its realization.

Important Information regarding Auction Process

1	Date of Auction	At 3.00 pm 23/06/2021
2	Place of Submission of Bids and Place of Auction	405, Sakar-9, Opp. Shiv Cinema, Ashram Road, Ahmedabad. 380 009.
3	Last date for Submission of Bids	On or before 5.00 p.m. on 22/06/2021
4.	Public Inspection:	11 am to 2.00 pm on 11/06/2021.

* A bidder may, on his own choice, avail the facility in the auction by making application in prescribed format which is available along with the offer/tender document on the given office address mentioned hereunder. Sale is strictly subject to terms and conditions incorporated in this advertisement and the prescribed Bid / Tender Document. This notice is also to be treated as 15 days' Notice under Rule 8(5c) and 9(1) of the Security Interest Enforcement Rules, 2002.

TERMS AND CONDITIONS OF AUCTION

- The property is sold on 'As is where basis is 'As Is What Is Basis and Whatever Is There Is Basis'.
- The Bidder is obliged to exercise full due diligence in all respects, including to inspect each of the details of the property mentioned above on the scheduled date & time.
- The Authorized officer is not taking/giving any guarantee for the title of the properties. The bidders are informed, in their own interest to satisfy themselves with the title pertaining to the immovable properties mentioned above before submitting the bid.
- Submission of bids to Uργο Capital Limited would be construed a deemed acceptance by the bidder that (i) he/she/it has exercised due diligence in all respects; (ii) is satisfied with all details/measurements/title of properties; (iii) acknowledges full knowledge of terms and conditions that govern the auction and (iv) waives all his/her/its rights to make any contrary claims against company at any future date.
- The sale is subject to confirmation by the Authorised Officer if the borrower/guarantor pays the entire outstanding amount in full before sale, no sale will be conducted.
- The Bidder shall remit Earnest Money Deposit (EMD) by Banker's Cheque / DD drawn in favour of Uργο Capital Limited for the respective Loan A/c, along with the bid form in a Sealed Cover addressed to The Authorized Officer, Uργο Capital Limited. Please note that, in reference to successful bidder(s), EMD is adjustable against the sale consideration receivable by Uργο Capital Limited. Also, EMD is refundable to the unsuccessful bidder(s).
- The successful bidder shall deposit 25% of the bid amount immediately or on end of the next working day of the sale being knocked down in his/her/its favour and the balance within 15 days by Banker's Cheque / DD drawn in favor of Uργο Capital Limited for the respective Loan A/c Number.
- In case the successful bidder fails to deposit 25% of the bid amount immediately or on end of the next working day of the sale being knocked down in his/her/its favour and/or the balance amount, within 15 days, the deposit made by the bidder shall be forfeited without any prior intimation.
- The charges / fees payable for conveyance such as stamp duty, registration fee, maintenance charges electricity charges etc shall be borne by the successful bidder. The Authorized Officer will not be held responsible for any charge, lien, property tax or any other dues to the Government or local body or any other authority in respect of the property under sale.
- The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice or assigning any reason therefore.
- The Sale will only be in favour of successful bidder and not his/her nominee.
- This Notice is also to the Borrower(s) Guarantor(s) in particular and the public in general.