## The Mogaveera Co-operative Bank Ltd.

नोंद. आणि प्रशासकीय कार्यालय: ५वा मजला, मोगावीरा भवन, एम.व्ही.एम. एज्युकेशनल कॅम्पस मार्ग, वीरा देसाई रोडलगत, अंधेरी (पश्चिम), मुंबई-४०० ०५८. [नियम ८(१)अन्वये)]

कब्जा सूचना

(स्थावर मिळकत) ज्याअर्थी, निम्नस्वाक्षरीकारांनी दी मोगावीरा को-ऑपरेटिव्ह बँक लि. चे प्राधिकृत अधिकारी या नात्याने सिक्युरिटायझेशन ॲन्ड रिकन्स्टुक्शन ऑफ फायनान्शिअल ॲसेटस् ॲन्ड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट, २००२ (५४ सन २००२) (सदर ऑक्ट) आणि कलम १३ (१२) सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) रूल्स, २००२ सहवाचता नियम ३ अन्वये प्राप्त अधिकारांचा वापर करून एक मागणी सूचना जारी करून कर्जदार/हमीदार यांना सूचनेतील नमूद रकमेची व्याजासह परतफेड सदर सूचनेच्या प्राप्तीच्या तारखेपासून ६०

दिवसांत करण्यास सांगितले होते. रकमेची परतफेड करण्यास कर्जदार/हमीदार असमर्थ ठरल्याने, कर्जदार, हमीदार आणि सर्वसामान्य जनतेस याद्वारे सूचना देण्यात येते की, निम्नस्वाक्षरीकारांनी खाली वर्णन करण्यात आलेल्या मिळकतीचा सांकेतिक ताबा सदर ॲक्टच्या कलम १३(४) अंतर्गत सहवाचता नियम ८ अन्वये त्यांना प्रदान करण्यात आलेल्या शक्तींचा वापर करून खालील नमुद तारखेस घेतला आहे. विशेषत: कर्जदार/तारण ऋणको आणि सर्वसामान्य जनतेस याद्वारे इशारा देण्यात येतो की, सदर मिळकतीशी कोणताही व्यवहार करू नये आणि सदर मिळकतीशी करण्यात आलेला कोणताही व्यवहार हा दी मोगावीरा को-ऑपरेटिव्ह बँक लि., मुंबई च्या भाराअधीन

अनु.	कर्जदार/	मागणी सूचनेची तारीख	कब्जाची	स्थावर मिळकर्तीचे वर्णन आणि
क्र.	हमीदारांचे नाव	आणि थकीत रक्कम	तारीख	तारण मत्तेचे मालक
۶.	श्री. चंद्रकांत गजानन पाटिल	१०/०१/२०२२	०६.०४.२०२२	श्री. चंद्रकांत गजानन पाटिल यांच्या
	सौ. पुष्पा चंद्रकांत पाटिल	आणि		द्वारे मालकीचे घर क्र. १३०५/५, चंद्र
	-कर्जदार आणि हमीदार	रू. २,१७,९१,७९७.०२		पुष्पा बंगलो, डॉ. पाटिल कंपाऊंड,
	श्री. संजय आत्माराम आमरे	(३०/०९/२०२१ रोजीस		गाव कोपरी, पोस्ट चंदनसार, ता.
	श्री. नारद भुल्लन मोरिया -हमीदार	च्यासह ०१/१०/२०२१		वसई, विरार (पूर्व), पालघर-
		पासून पुढील व्याज)		४०१३०५.
٦.	मे. कुंदन केम	११/०१/२०२२		१) स्टॉक आणि बुक डेब्थ चे
	(प्रोप्रा. श्री. परेश दिनेश मेहता)	आणि		जंगमगहाण.
	-कर्जदार	रू. १,५८,२०,२४६.७१		२) सौ. कुंदन दिनेश मेहता यांच्या द्वारे
	सौ. चैताली परेश मेहता	(३०/११/२०२१ रोजीस		मालकीचा फ्लॅट क्र. २१/२०२, शक्ती
	श्री. चेतन दिनेश मेहता	च्यासह ०१/१२/२०२१		नगर २१ सी.एच.एस. लि., सी.एस.
	सौ. कुंदन दिनेश मेहता	पासून पुढील व्याज)		रोड क्र. ६ लगत, विठ्ठल मंदिर जवळ,
	-हमीदार			दहिसर (पूर्व), मुंबई-४०० ०६८.



दिनांक: ०७.०४.२०२२

स्थळ: मुंबई

## एस्पायर होम फायनान्स कॉर्पोरेशन लिमिटेड

**कॉर्पोरेट कार्यालय** : मोतीलाल ओस्वाल टॉवर, रहिमतल्लाह सयानी रोड, एस. टी. डेपोसमोर, प्रभादेवी, मंबई - ४०००२५, ईमेल: info@ahfcl.com. सीआयएन नंबर: U65923MH2013PLC248741 शाखा कार्यालय : शॉप नं. ५०१, ५वा मजला, एम.व्ही. प्लाजा, सर्व्हें नं. २५४, २५२, आयसीआयसीआय बँकेच्या वर्ती, रेलवे स्टेशन जवळ, विरार (पूर्व), ४०१३०५. महाराष्ट्र संपर्क नं. : **पांडुरंग जाधव – ९३७२७०४९२९** 

शाखा कार्यालय: शॉप नं. १४, तळमजला, अर्सिया ॲल्टिस, फोर्टिज हॉस्पीटल जवळ, बैल बाजार, कल्याण (वेस्ट), मुंबई - ४२१३०६. महाराष्ट्र **संपर्क नं. : पांड्रंग जाधव - ९३७२७०४९२९** 

### ई-लिलावसह विक्रीकरिता जाहीर नोटीस

दी सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट २००२ अंतर्गत एस्पायर होम फायनान्स कार्पेरेशन लिमिटेड (एएचएफसीएल) द्वारे, कर्जदारांकडून थकबाकी रक्कम वसुल करण्याकरिता खाली नमूद तारण मालमत्ता ताब्यात घेतल्याच्या अनुषंगाने,निम्नस्वाक्षरी कारांद्वारे खाली वर्णन केलेल्या, प्रत्यक्ष ताब्यात असलेल्या स्थावर मालमत्तेची ''जशी आहे जेथे आहे'' जशी आहे जी आहे आणि 'तेथे जे आहे ते' तत्वावर खरेदी करण्यासाठी आमच्या सेल्स अँड मार्केटिंग आणि ई-लिलाव सर्व्हिस पार्टनर, मे. इव्हेंटन सोल्युशन्स प्रायव्हेट लिमिटेड (InventOn) म्हणजे. https://auctions.inventon.in या वेब पोर्टलवर ऑनलाईन प्रस्ताव मागविण्यात येत आहेत,

कर्जदार/सह–कर्जदार/ हमीदार/गहाणदार	तारीख आणि रक्कम १३(२) मागणी सूचना	मालमत्तेचे वर्णन	राखीव रक्कम इरठे बोली वाढवा रक्कम	ई-लिलावाची तारीख व रक्कम
कर्ज करार क्र. LXKAL00315-160003931 शाखाः कल्याण कर्जदारः दिनेश नागजीभाई भदानी	रु. ९,२२,११७/- (रुपये नऊ लाख बावीस	फ्लॅट क्र. ००१ तळमजला बी विंग चंडिका पार्क गाव चंद्रपाडा नायगाव (पूर्व) ता. वसई जि.पालघर-४०१२०७ इंडो गारमेंट कंपनीच्या पुढे ४०१२०७ ठाणे महाराष्ट्र	চ. ৬,০০,০০০/– চ. ৬০,০০০/– চ. १০,০০০/–	
कर्ज करार क्र. LXKAR00216-170028328 शाखा : कर्जत कर्जदार: कुणाल सोपान सुरडकर सह-कर्जदार: महेंद्र सोपान सुरडकर	१३–१२–२०१८ रोजीस रु. ८,०१,१०२/– (रुपये आठ लाख एक हजार एकशे दोन मात्र)	फ्लॅट क्र.४०२ ४था मजला साई बाबा मंझील एस नं ५८ एच नं १४ गाव नांदिवली तफें पंचानंद डोंबिवली शनि मंदिर ४२१००१ ठाणे महाराष्ट्र	表. く,00,000/- 表. く0,000/- 表. १०,000/-	
कर्ज करार क्र. LXKAL00815-160004888 शाखा: कल्याण कर्जदार: अमोल श्रीकांत बोडके सह-कर्जदार: पद्मजा श्रीकांत बोडक	१९-०६-२०१८ रोजीस रु. ६,५२,५४९/- (रुपये सहा लाख बावन्न हजार एकोणपन्नास मात्र)	विंग, गोकुळ नगरी, एस. क्र.	रु. ७,००,०००/– रु. ७०,०००/– रु. १०,०००/–	१२/०५/२०२२ वेळ : दुपारी : ०२.३० ते ३.०० पर्यंत

- लिलाव पुढील बोली दस्तावेजाच्या अटी व शर्तीनुसार आणि त्यामध्ये दिलेल्या प्रक्रियेनुसार आयोजित करण्यात आलेला आहे. बोली दस्तावेज ई-लिलावासाठी ठेवलेल्या तारण मालमत्तेचा तपशील आणि बोली अर्जाकरिता बोलीदार एस्पायर होम फायनान्स कार्पोरेशन लिमिटेड . (एएचएफसीएल), www.motilaloswalhfi.com आणि आमच्या सेल्स अँड मार्केटिंगची वेबपोर्टल आणि ई लिलाव सेवा पुरवठादार, https://auctions.inventon.in पाह् शकतात ज्या ठिकाणी बोली अर्ज ऑनलाईन सादर करता येईल.
- बोलीदारांनी त्यांचे नांव वर नमूद वेब पोर्टल https://auctions.inventon.in वर नोंदर्ण तारीख आणि वेळेस ई-लिलावामध्ये सहभागासाठी स्वतः विनाशुल्क युजर आयडी आणि पासवर्ड तयार करणे आवश्यक आहे
- कोणत्याही चौकशी, माहिती, मदत, प्रक्रिया आणि ई-लिलावावरील ऑनलाईन प्रशिक्षणासाठी संभाव्य बोलीदार क्लाईट सर्व्हिस डिलिव्हरी (सीएसडी) डिपार्टमेंट, सेल्स अँड मार्केटिंग आणि ई लिलाव सर्व्हिस पार्टनर मे. इव्हेंटन सोल्युशन्स प्रायव्हेट लिमिटेड यांचेशी फोन क्र. +९१ ९१३७१०००२० आणि ई मेल आयडी : care@inventon.co.in / akshada@inventon.co.in वर संपर्क करू शकतात किंव प्राधिकृत अधिकारी संपर्क नं.: पांड्रंग जाधव – ९३७२७०४९२९ यांचेशी संपर्क साधू शकतात.
- प्राधिकत अधिकारी यांचे सर्वोत्तम माहिती आणि समज्तीप्रमाणे मालमत्ता/मत्तांवर कोणाताही बोजा नाही तथापि, इच्छुक बोलीदारांनी त्यांचे बोली सादर करण्यापूर्वी ई लिलावासाठी ठेवलेल्या मालमत्ता/मत्तांचे नांव, बोजा विषयी आणि मालमत्तांवर कांही दावे/अधिकार/थकबाकी असल्यास त्याविषयी स्वतंत्र चौकशी करावी. ई-लिलाव जाहिरात एएचएफसीएलचे कोणतेही प्रतिनिधित्व करत नाही किंवा कोणतीही हमी देत नाही. मालमत्ता एएचएफसीएलला जात किंवा अजात सर्व विद्यमान आणि भविष्यातील बोजांसह विक्री करण्यात येत आहे. कोणत्याही थर्ड पार्टी दावा / अधिकार /थकबाकी करिता कोणत्याही स्वरुपात प्राधिकत अधिकारी /सरक्षित धनको जबाबदार राहणार नाहीत
- ई लिलावामध्ये सहभागी होण्यासाठी इच्छुक खरेदीदार/ बोलीदारांनी वर नमूद केल्यानुसार तारण मालमत्तेची विना व्याज परत मिळणारी बयाण रक्कम (ईएमडी) एस्पायर होम फायनान्स कार्पोरेशन लिमिटेड च्या नांवे डीमांड ड्राफ्ट काढून किंवा खाली नमूद खाते तपशीलामध्ये आस्टीजीएस/एनईएफटी स्वरुपात भरण्यासाठी बँकेचे नांव : **एचडीएफसी बँक, शाखा : लोअर परेल मुंबई, खाते क्र**. ००६००३४००७३५३०, **आयएफएससी कोड : एचडीएफसी**०००००**६**० सोबत स्वत: प्रमाणित केलेल्या पॅन कार्ड,आधार कार्ड, निवास पत्त्याचा पुरावा, कंपनी असल्यास बोर्ड ठराव, कंपनी पत्त्याचा पुरावा इतर प्रतीसह सर्व तपशील **दि. ११/०५/२०२२ रोजी द. ४.०० वाजता** किंवा तत्पुर्वी वेब पोर्टल (https://auctions.inventon.in) वर सादर करणे/अपलोड करणे आवश्यक आहे.
- मालमत्ता राखीव किंमतीपेक्षा कमी किंमतीस विकली जाणार नाही. यशस्वी खरेदीदारांनी/बोलीदारांनी ई लिलाव पूर्ण झाल्यापासून २४:०० तासांचे आंत वर नमूद खात्यामध्ये त्याचे/तिचे/त्यांचे प्रस्तावाच्या २५% (ईएमडीसह) रक्कम आरटीजीएस/एनईएफटीद्वारे भरणे आवश्यक आहे अन्यथा विक्री अयशस्वी गृहित धरून यशस्वी बोलीदाराची ईएमडी जप्त करण्यात येईल.
- ई लिलावामध्ये सर्वे अयशस्वी बोलीदारांची ईएमडी एएचएफसीएल द्वारे ई लिलाव संपल्यानंतर ७२ तासांच्या कामाच्या कार्यकाळात परत करण्यात येईल. ईएमडीवर कोणतेही व्याज दिले जाणार नाही.
- खरेदीची उर्वरित रक्कम यशस्वी खरेदीदार बोलीदार यांचे दवारे. प्राधिकत अधिकारी/सरक्षित धनकोकडन सदर तारण मालमत्तेची विक्री निश्चित केलेच्या तारखेपासून पंधरा (१५) दिवसांचे आतं किंवा त्याचे/तिचे निर्णयावर प्राधिकृत अधिकाऱ्यांदवारे लेखी मान्य केलेल्या वाढीव मुदतीमध्ये भरणे आवश्यक आहे. यामध्ये कसूर केल्यास, त्यापूर्वी भरेलेली रक्कम जप्त करण्यात येईल.
- जंगम मालमत्तेच्या पाहणीची तारीख दि. १५/०४/२०२२ रोजी स. ११.३० तेद. ४.०० च्या दरम्यान आहे.
- १०. लिलावाच्या कोणत्याही टप्प्यात, कोणतीही पूर्व सूचनेशिवाय आणि कोणतेही कारण न देता ई लिलाव पढे नेणे किंवा बोली/प्रस्ताव स्विकारणे/ नाकारणे/ सुधारणे/रद्द करणेचा अधिकार प्राधिकृत अधिकाऱ्यांकडे राखीव आहे. जर कोणतेही बोली नाकारली गेली तर प्राधिकृत अधिकारी खाजगीरित्या मालमत्ता विक्रीसाठी कोणत्याही इच्छुक बोलीदार किंवा इतर व्यक्तींसोबत बोलणी करू शकतात.
- ११. यशस्वी खरेदीदार/ बोलीदारांना मालमत्ता त्याच्या/तिच्या/त्यांच्या नांवे करून घेण्यासाठी कायद्यानुसार लागू वैधानिक देयके, कर, देय शुल्क, मुद्रांक शुल्क, नोंदणी शुल्क इ भरणे आवश्यक आहे.
- १२. विक्री प्राधिकृत अधिकारी यांच्या पृष्टीच्या अधीन आहे.

दिनांक: ०८-०४-२०२२

भाषांतरामध्ये त्रुटी आढळल्यास इंग्रजी मजकूर ग्राह्य धरण्यात येईल.

- १३. कर्जदार/ हमीदार, जे या थकबाकीसाठी जबाबदार आहेत, त्यांनी सदर विक्री नोटीसवर नमूद लिलाव विक्री ठेवण्याविषयी, सिक्युरिटी इंटरेस्ट (एन्फोर्समेंट) नियमाच्या नियम ८(६) अन्वये नोटीस समजावी.
- १४. याद्वारे कर्जदार/ जामीनदार यांना **सरफायसी कायदा २००२ अंतर्गत लिलाव तारखेपूर्वी वर नमूद केल्याप्रमाणे रक्कम भरण्यासाठी ३० दिवसांची** विक्री नोटीस देण्यात येत आहे अन्यथा जंगम मालमत्तेचा लिलाव होईल आणि बाकी असेल तर, व्याज आणि खर्चासह वसुल करण्यात येईल कर्जदाराने विक्री तारखेपूर्वी एएचएफसीएलकडे संपूर्ण थकबाकी रक्कम भरल्यास लिलाव थांबविण्यात येईल.
- १५. एकूण कर्ज थकबाकी रक्कम ही कर्ज समाप्ती रक्कम नाही. इतर सर्व शुल्क (काही असल्यास) कर्ज बंद करण्याच्या वेळेस मोजण्यात येईल.
- १६. वर नमूद केल्याप्रमाणे मालमत्तेवर जे काही उत्तरदायित्व आहे त्यास एएचएफसीएल जबाबदार नाही. मालमत्तेचा लिलाव 'जसे आहे जेथे आहे 'जसे आहे जे आहे' आणि 'जे काही आहे ते' तत्वावर करण्यात येणार आहे.
- १७. विक्री सिक्युरिटायझेशन अँड रिकन्स्ट्रक्शन ऑफ फायनान्शिअल असेट्स अँड एन्फोर्समेंट ऑफ सिक्युरिटी इंटरेस्ट ॲक्ट २००२, अंतर्गत विहीत नियम व शर्तींच्या अधीन राहन, वेळोवेळी सुधारणा केल्यानुसार राहील, विक्री नोंदणी करून घेण्याची संपूर्ण जबाबदारी यशस्वी बोलीदार, खरेदीदाराची राहील. उपरोक्त संदर्भित मालमत्ता विक्रीच्या नोंदणी संदर्भात मुद्रांक शुल्क, नोंदणी शुल्क, हस्तांतरण शुल्क आणि इतर कोणत्याही खर्चा संदर्भातील सर्व खर्च यशस्वी बोलीदार/ खरेदीदाराने करावयाचा आहे. विक्रीची लवकरात लवकर नोंदणी करावी लागेल अन्यथा नोंदणी विलंबाचे काय कारण आहे हे एएचएफसीएलला त्या बाबत खरेदीदाराने विनंती पत्र द्यावे लागेल.
- १८. इच्छुक बोलीदार /ऑफर देणाऱ्यांव्यतिरिक्त अन्य कोणत्याही व्यक्तीस किंवा त्यांचे अधिकृत प्रतिनिधीला ई लिलाव/ विक्री प्रक्रियेमध्ये भाग घेण्याची परवानगी दिली जाणार नाही. अशा अधिकृततेचे पत्र बोली कागदपत्रांसह सादर करणे आवश्यक आहे.
- १९. **विशेष सूचना:** ई लिलाव, एस्पायर होम फायनान्स कार्पोरेशन लिमिटेड (एएचएफसीएल) यांच्यावतीने, सेवा प्रवठादार, **मे. इव्हेंटन सोल्युशन्स** प्रायक्टेट लिमिटेड, पर्व-निर्धारित तारखेला आयोजित करतील तेव्हा बोलीदाराने राखीव किंमतीच्या वर त्यांची बोली निवडीसाठी स्वतःचे घर कार्यालय येथून कोट करतील. इंटरनेट कनेक्टिव्हिटी आणि इतर पॅराफर्नेलिया ची आवश्यकता स्वत: बोलीदारांनीच सुनिश्चित करणे आवश्यक आहे. कृपया लक्षात घ्या की इव्हेंटन अयशस्वी समस्येची ततेची (कोणत्याही कारणास्तव) सर्व जबाबदारी बोलीदाराची असेल आणि एएचएफसीएल अथवा इन्हेंटन सदर अनपेक्षित परिस्थितीतीसाठी जबाबदार राहणार नाहीत. अशी परिस्थिती टाळण्यासाठी, बोलीदारांना विनंती आहे की त्यांनी आवश्यक ती सर्व व्यवस्था/ पर्याय करून ठेवावे जेणेकरून त्यांना अशा परिस्थितीचा सामना करावा लागणार नाही आणि ई लिलावामध्ये यशस्वीरित्या सहभागी होता येईल. तथापि अशी कोणतीही कठीण परिस्थिती टाळण्यासाठी बोलीदारांना विनंती आहे की त्यांनी त्याचे / तिचे बोली कोट करण्यासाठी /वाढविण्यासाठी अंतिम मिनिटापर्यंत वाट पाह नये.

नोंद घ्यावी : कृपया नोंद घ्यावी की सुरक्षित धनको सर्व कर्जदार/जामीनदार/तारणकर्त्यांना स्पीड/ रजिस्टर्ड पोस्टद्वारे विक्री नोटीस बजावत आहेत. जर कोणत्याही पार्टीला प्राप्त न झाल्यास विक्री नोटीसीचे सदर प्रकाशन सेवा पर्याय म्हणून गृहित धरण्यात येईल. ठिकाण: महाराष्ट्र

२०. सदर आमच्या पोर्टलवर प्रकाशित करण्यात आलेले आहे. htps://motilaoswalhf.com.equction-pdf

सही/-प्राधिकृत अधिकारी एस्पायर होम फायनान्स कार्पोरेशन्स लिमिटेड This is an advertisement issued, pursuant to Regulation 30(1) of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended,



## **U GRO Capital Limited**

(Our Company was incorporated as Chokhani Securities Private Limited under the Companies Act, 1956 on February 10, 1993 with the Registrar of Companies, Mumbai, Maharashtra. Our Company was subsequently converted to a public limited company pursuant to the fresh Certificate of Incorporation issued by the RoC on July 26, 1994. The name of the Company was subsequently changed from "Chokhani Securities Limited" to "U GRO Capital Limited" and the fresh Certificate of Incorporation was issued by RoC on September 26, 2018. The CIN of our Company is L67120MH1993PLC070739 and PAN of our Company is AAACC2069E. Our Company is also registered with RBI as Systemically Important non-deposit taking Non-Banking Finance Company with registration no. No. 13.00325. For further details about our Company, see "History and Certain Other Corporate Matters" on page 89 of the Prospectus)

Registered Office: 4th Floor, Tower 3. Equinox Business Park, Off BKC, LBS Road, Kurla (West), Mumbai - 400 070, Maharashtra, India, Tel.; +91 22 4891 8686. Website: www.ugrocapital.com, E-mail: cs@ugrocapital.com, Company Secretary & Compliance Officer: Aniket Karandikar, Tel.: +91 22 4891 8686; E-mail: cs@ugrocapital.com

PROMOTER OF OUR COMPANY: POSHIKA ADVISORY SERVICES LLP; Tel.: +91 124 4091 777; E-mail: snath@poshika.com

PUBLIC ISSUE BY U GRO CAPITAL LIMITED ("COMPANY" OR THE "ISSUER") OF RATED, SECURED, SENIOR, LISTED, TRANSFERABLE, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH ("NCDS") FOR AN AMOUNT UPTO ₹ 5,000 LAKHS, HEREINAFTER REFERRED TO AS "BASE ISSUE SIZE" WITH AN OPTION TO RETAIN OVER-SUBSCRIPTION UPTO ₹ 5,000 LAKHS, AGGREGATING UP TO ₹ 10,000 LAKHS, HEREINAFTER REFERRED TO AS "BASE ISSUE SIZE" WITH AN OPTION TO RETAIN OVER-SUBSCRIPTION UPTO ₹ 5,000 LAKHS, HEREINAFTER REFERRED TO AS "BASE ISSUE SIZE" WITH AN OPTION TO RETAIN OVER-SUBSCRIPTION UPTO ₹ 5,000 LAKHS, HEREINAFTER REFERRED TO AS THE "OVERALL ISSUE SIZE" (COLLECTIVELY THE "ISSUE"). THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED (THE "SEBI NCS REGULATIONS"), THE COMPANIES ACT, 2013 AND THE RULES MADE THEREUNDER, AS AMENDED AND THE SEBI OPERATIONAL CIRCULAR DATED AUGUST 10, 2021 AS AMENDED. THE ISSUE IS NOT PROPOSED TO BE

### CREDIT RATING: ACUITE A+ (read as ACUITE A Plus) (Outlook: "Stable") by Acuite Ratings and Research Limited

The rating is not a recommendation to buy, sell or hold securities and investors should take their own decision. The rating may be subject to revision or withdrawal at any time by the assigning rating agency and each rating should be evaluated independently of any other rating. The rating agency has a right to suspend or withdraw the rating at any time on the basis of factors such as new information. Please refer to Annexure II of the Prospectus for the rationale of the above rating.

**ISSUE PROGRAMME\*** 

सही/

प्राधिकृत अधिकारी

## **ISSUE OPENS ON THURSDAY, APRIL 07, 2022 ISSUE CLOSES ON THURSDAY, APRIL 28, 2022**

\*The Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. (Indian Standard Time) during the period indicated in the Prospectus, except that the Issue may close on such earlier date as may be decided by the Board of Directors of our Company or the Investment and Borrowing Committee, subject to relevant approvals. In the event of an early closure of the Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in a daily national newspaper with wide circulation on or before such earlier date of Issue closure. Applications through the UPI route will be accepted, subject to compliance by the investor with the eligibility criteria and due procedure for UPI applications prescribed by SEBI. On the Issue Closing Date, the Application Forms will be accepted only between 10 a.m. and 3 p.m. (Indian Standard Time) and uploaded until 5 p.m. or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5 p.m. on one Working Day post the Issue Closing Date. For further details please refer to "General Information" on page 32 of the Prospectus.

### ADDENDUM TO THE PROSPECTUS DATED MARCH 30, 2022

This Addendum to the Prospectus should be read along with the Prospectus dated March 30, 2022 filed with Registrar of Companies, Mumbai, Maharashtra, and the statutory advertisement dated April 5. 2022 published by the Company on April 6, 2022 ("Statutory Advertisement").

The Investment and Borrowing Committee of the Company has, by way of resolution dated April 07, 2022, decided to change the Issue Closing Date to Thursday, April 28, 2022 from Friday, May 06, 2022. Accordingly, the Issue Closing Date stands changed to April 28, 2022 on cover page and page numbers 5, 39 and 168 of the Prospectus dated March 30, 2022 and in the Statutory Advertisement published on April 6, 2022.

The following are the terms of the NCDs pursuant to the Prospectus: Type of instrument/ Name of the security/ Seniority Rated, secured, senior, listed, transferable, redeemable, non-convertible debentures Nature of Instrument Secured requency of Interest Payment Quarterly Monthly Monthly Minimum Application ₹ 10,000 (10 NCDs) across all Series Face Value/ Issue Price of NCDs (₹/ NCD) ₹ 1,000 ₹ 1.000 (1 NCD In Multiples of thereafter (₹) 18 Months 27 Months 36 Months Coupon (% per annum) for NCD Holders in Category I, II, III & IV 10.00% 10.15% 10.40% Effective Yield (% per annum) for NCD Holders in Category I, II, III & IV 10.37% 10.62% 10.90% Mode of Interest Payment Through various modes available Amount (₹ / NCD) on Maturity for NCD Holders in Category I, II, III & IV ₹ 1.000 ₹ 1,000 ₹ 1,000 Maturity / Redemption Date (Months from the Deemed Date of Allotment Date occurring on expiry of Date occurring on expiry of Date occurring on expiry of 18 (Eighteen) months from the 27 (Twenty Seven) months from the 36 (Thirty Six) months from the Deemed Date of Allotment Deemed Date of Allotment Deemed Date of Allotment

\*Our Company shall allocate and allot Series III NCDs wherein the Applicants have not indicated the choice of the relevant NCD Series

Put and Call Option

Simple, Safe, Smart way of Application

\*Applications Supported by Blocked Amount ("ASBA") is a better way of applying to issues by simply blocking the fund in the bank account. For further details, check section on ASBA. Mandatory in public Issues from October 01, 2018. No cheque will be accepted.

UPI - Now available in ASBA for Retail Individual Investors.

Bidders are required to ensure that the bank account used for bidding is linked to their PAN.

UPI - Now available in ASBA for Retail Individual Investors. Investors bidding using the UPI Mechanism are required to ensure that they use only their own bank account linked UPI ID to make an application in the Issue and for submitting bids upto an application value ₹ 2,00,000, applying through Designated Intermediaries, SCSBs or through the BSE Direct App/NSEgoBID/Web interface of stock exchanges or any other permitted methods. For details of the ASBA and UPI Process, refer to details given in the Application Form and also refer to the section "Issue Procedure" beginning on page 178 of the Prospectus. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. Axis Bank Limited has been appointed as Sponsor Bank for the Issue, in accordance with the requirement of the SEBI Operational Circular dated August 10, 2021.

Liability of Members: Limited by Shares.

Amount of share capital of the company and capital structure: The Authorised Share Capital of our Company is ₹ 1,02,00,00,000 divided into 8,15,00,000 Equity Shares of face value of ₹ 10 each and 2,05,00,000 Preference Shares of face value ₹ 10 each. The issued, subscribed and paid up share capital of our Company is ₹ 70,52,85,500 divided into 7,05,28,550 Equity Shares of face value ₹ 10 each. For further nformation on the share capital of our Company, see "Capital Structure" on page 42 of the Prospectus.

Names of the signatories at the time of signing of the Memorandum of Association of the Company Names of the signatories at the time of signing of the Memorandum of Association of the Company and the number of shares subscribed by them at the time of signing the Memorandum of Association of the Company and the number of equity shares subscribed of face value of ₹ 10 each by them at the time of signing of Memorandum of Association: Mr. Ramakant R Chokhani (subscribed 10 Equity Shares) and Ms. Neelam R

Listing: The NCDs offered through the Prospectus are proposed to be listed on National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE"). For the purpose of the Issue NSE shall be the Designated Stock Exchange. Our Company has received in-principle approval from NSE vide their letter no. NSE/LIST/C/2022/0247 dated March 25, 2022 and BSE vide their letter no. DCS/BM/PI-BOND/028/21-22

Disclaimer clause of NSE: It is also to be distinctly understood that the approval given by NSE should not in any way deemed or construed that the Prospectus has been cleared or approved by NSE; nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the 'Disclaimer Clause of NSE'.

Disclaimer clause of BSE: It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Prospectus has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the Disclaimer Clause of BSE Limited Disclaimer clause of use of NSE Electronic Platform: It is to be distinctly understood that the permission

given by National Stock Exchange of India Limited ("NSEIL") to use their network and Online Platform for facilitating applications for public issue of debt securities shall not in any way be deemed or construed as compliance with statutory and other requirements by U GRO Capital Limited, Lead Managers etc. is cleared or approved by NSEIL; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements nor does it take any responsibility for the financial or other soundness of this Issuer, its promoters, its management or any scheme or project of this

It is also to be distinctly understood that the approval given by NSEIL should not in any way be deemed or construed that the prospectus has been cleared or approved by NSEIL; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this prospectus; nor does it warrant that the securities will be listed or will continue to be listed on NSEIL.

**Disclaimer clause of use of BSE Electronic Platform:** It is to be distinctly understood that the permission given by BSE Limited ("BSE") to use their network and software of the online system should not in anyway be deemed or construed as compliance with various statutory requirement approved by the Exchange; no does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements; nor does it take any responsibility for the financial or other soundness of this Company, its promoter, its management or any scheme or project of this Company. It is also to be distinctly understood that the approval given by the Exchange is only to use the software for participating in system of making application process

on the main objects of our Company, see "History and Certain Corporate Matters" on page 89 of the Prospectus. The Memorandum of Association of our Company is a document for inspection in relation to the Issue. For further details, see "Material Contracts and Documents for Inspection" on page 237 of the Prospectus.

Credit Rating: The NCDs proposed to be issued under the Issue have been rated "ACUITE A+ (read as ACUITE A Plus) (Outlook: Stable)" for an amount of ₹20.000 lakhs by Acuite Ratings and Research Limited vide their rating letter dated March 04, 2022 and was revalidated vide letter dated March 24, 2022. Please refer to Annexure II of the Prospectus for the rationale of the above rating.

Disclaimer clause of ACUITE: An Acuité rating does not constitute an audit of the rated entity and should not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Acuité ratings are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true. Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that Chokhani (subscribed 10 Equity Shares) at the time of incorporation of our Company aggregating to 20

Equity shares of face yellor of \$\frac{\pi}{2}\$ 10 and \$\pi\$ 10 and \$\ use of its ratings. Acuité ratings are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest informatic on any instrument rated by Acuité, Acuité's rating scale and its definitions.

General Risks: Investment in debt securities involve a degree of risk and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the Issuer and the Issue, including the risks involved. Specific attention of the investors is invited to "Risk Factors" on page 13 of the Prospectus. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the debt securities or investor's decision to purchase such securities.

Availability of Application Form: Application Forms can be obtained from: Lead Managers: Sundae Capital Advisors Private Limited, Tel.: +91 22 6700 0639, Tipsons Consultancy Services Private Limited, Tell.: +91 79 6682 8047/6682 8120 and Trust Investment Advisors Private Limited, Tell.: +91 22 4084 5000, Lead Brokers: Tipsons Stock Brokers Private Limited Tell.: +91 79 6682 8019/6682 8047, Trust Securities Services Private Limited Tell.: +91 22 4084 5000, Fax: +91 22 4084 5066 and Trust Financial Consultancy Services Private Limited Tel.: + 91 22 4084 5000, Fax+ 91 22 4084 5066 and offices of Trading Members, Designated Intermediary(ies) and Designated Branches of the SCSBs. Electronic Application Forms will be available on the websites of SCSBs that permit submission of ASBA Application electronically. Application Forms may be downloaded from the websites of Stock Exchanges, Lead Managers and Lead Brokers Additionally, UPI Investor making an application in the Issue can also make bid through online (app/web) interface/platform of the BSE i.e "BSE Direct" and of NSE i.e. "NSEgoBID". Further, BSE Direct platform can be accessed at https://www.bsedirect.com and NSEgoBID at www.nseindiaipo.com or can accessed through mobile app. Further, Application Forms will also be to Designated Intermediaries at their request. Availability of Prospectus: Investors are advised to refer to the Prospectus dated March 30, 2022, and the

"Risk Factors" on page 13 of the Prospectus before applying in the Issue. Physical copies of the Prospectus can be obtained from the Registered Office of the Company and Lead Managers. Full copy of the Prospectus is available on the website of the Issuer at www.ugrocapital.com, of the Lead Managers at www.sundaecapital.com, www.tipsons.com and www.trustgroup.in, of NSE at www.nseindia.com, of BSE at www.bseindia.com and of SEBI at www.sebi.gov.in. Public Issue Account Bank, Sponsor Bank and Refund Bank: Axis Bank Limited

**Lead Brokers:** Tipsons Stock Brokers Private Limited, Trust Securities Services Private Limited and Trust Financial Consultancy Services Private Limited

Note: All Capitalised terms used herein and not specifically defined shall have same meaning as ascribed in the Prospectus. For further details please refer to the Prospectus dated March 30, 2022.

LEAD MANAGERS TO THE ISSUE REGISTRAR TO THE ISSUE **LINK**Intime SUND@E TRUST Link Intime India Private Limited Trust Investment Advisors Private Limited Sundae Capital Advisors Private Limited Tipsons Consultancy Services Private Limited Level 9. Platina, Plot No. C - 59 'G' Block. 401. Sheraton House, Opp. Ketay Petrol Pump. 109/110. Balarama, Bandra Kurla Complex. C 101, 247 Park, LBS Marg. Bandra Kurla Complex, Bandra (East), Polytechnic Road, Ambawadi Bandra (E), Mumbai - 400 051, Vikhroli West, Mumbai - 400 083 Ahmedabad - 380015 Maharashtra, India Mumbai - 400 051 Telephone: +91 22 4918 6200 **Telephone:** +91 79 6682 8047/ 6682 8120 **E-mail Id:** neha.jain@tipsons.com Telephone: +91 22 6700 0639 **Telephone No.:** +91 22 4084 5000 Email Id: ugrocapital.ncd2@linkintime.co.in E-mail Id: ugroncd.2022@sundaecapital.com Email ID: ugro.ipo@trustgroup.in Contact person: Shanti Gopalkrishnan Investor grievance e-mail Id: Investor grievance e-mail Id: igr@tipsons.com Investor grievance e-mail ID: Website: www.linkintime.co.in Contact person: Neha Jain / Sandeep Bhansali grievance.mb@sundaecapital.com customercare@trustgroup.in SEBI registration number: INR000004058 Contact person: Ashi Sood / Ridima Gulati Website: www.tipsons.com Contact Person: Ms. Hani Jalan Website: www.sundaecapital.com SEBI registration number: INM000012494 SEBI registration number: INM000011849 Website: www.trustgroup.in SEBI Registration number: INM000011120

### **DEBENTURE TRUSTEE TO THE ISSUE\***

MITCON Credentia Trusteeship Services Limited

(formerly known as MITCON Trusteeship Services Limited) 1403/1403, B-wing, 14th floor, Dalamal Towers, Free Press Journal Marg, 211, Nariman Point, Mumbai - 400 021, **Telephone**: +91 22 2282 8200, **Fax**: +91 22 2202 4553 Email Id: mitcontrustee@mitconindia.com

Investor Grievance Email Id: trusteeinvestors@mitconindia.com Website: www.mitcontrustee.com, Contact Person: Mr. Navin Chouksev SEBI Registration Number: IND000000596

### Mr. Aniket Karandikar

Equinox Business Park, Tower 3, 4th Floor, LBS Road, Kurla (W), Mumbai - 400 070, Maharashtra

Tel No: +91 22 4891 8686, Email: cs@ugrocapital.com

Investors may contact the Registrar to the Issue or the Company Secretary and Compliance Officer in case of any pre-issue or post-issue related issues such as non-receipt of intimation of allotment advice, demat credit of allotted NCDs or refund orders, as the case may be.

COMPANY SECRETARY AND COMPLIANCE OFFICER

\* MITCON Credentia Trusteeship Services Limited under Regulation 8 of SEBI NCS Regulations has by its letter dated March 03, 2022 given its consent for its appointment as Debenture Trustee to the Issue and for its name to be included in the Prospectus and in all the subsequent periodical communications sent to the holders of the NCDs issued pursuant to the Issue and the same is annexed as Annexure III in the Prospectus.

DISCLAIMER: U GRO Capital Limited, subject to market conditions and other considerations, is proposing a public issue of Rated, Secured, Senior, Listed, Transferable, Redeemable Non-Convertible Debentures and has filed the Prospectus dated March 30, 2022 with the Registrar of Companies, Mumbai, Maharashtra, NSE, BSE and SEBI. The Prospectus dated March 30, 2022 is also available on our website at www.ugrocapital.com, on the website of NSE at www.nseindia.com, BSE at www.bseindia.com, SEBI at www.sebi.gov.in, and on the website of the Lead Managers at www.sundaecapital.com, www.tipsons.com and www.trustgroup.in. Investors proposing to participate in the Issue should invest only on the basis of information contained in the Prospectus dated March 30, 2022. Investors should note that investment in NCDs involves a high degree of risk and for details relating to the same, please refer to the Prospectus dated March 30, 2022, including "Risk Factors" beginning on page 13 and "Material Developments" on page 146 of the Prospectus

For U GRO Capital Limited Shachindra Nath

Adfactors 08

Place: Mumbai Date: April 07, 2022 Executive Chairman & Managing Director (DIN: 00510618)

### S. M. MANAGEMENT PRIVATE LIMITED Registered Office: Makum Road, Tinsukia, Assam-786125 Phone No. (0374) 2352353, FAX: (0374) 2352233, CIN: U74140AS2005PTC007642 Email: secretarial@greenpanel.com

FRIDAY, APRIL 8, 2022

**PUBLIC NOTICE** Pursuant to RBI Circular No. DNBR (PD CC. No. 065/03.10.001/2015-16 dated July 9, 2015, notice is hereby given that Mrs Karuna Mittal, wife of Mr. Rajesh Mittal holding 14,32,444 (9.52%) equity shares and Mr. Sanidhya Mittal, son of Mr. Rajesh Mittal, holding 47,07,139 (31,30%) equity shares of M/s. S. M. Management Pvt. Ltd. a Company incorporated under the Companies Act 1956, having its registered office at Makum Road, Tinsukia, Assam-786125 and registered with Reserve Bank of India vide Certificate of Registration No. 0800174 as a non-deposit taking Non-Banking Finance Company, had transferred their entire shares i.e.14,32,444 (9.52% and 47,07,139 (31.30%),respectively totalling 61,39,583 (40.82%) to Mr. Raiesh Mittal, a existing shareholder and director of the Company, by way of gift on August 20

This public notice is being issued jointly by the Company and the above-mentioned parties.

For S.M. Management Private Limited Date: April 7, 2022 Shiv Prakash Mittal (Director) Rajesh Mittal (Transferee) Karuna Mittal/ Sanidhya Mittal (Transferor)

S. M. MANAGEMENT PRIVATE LIMITED Registered Office: Makum Road, Tinsukia, Assam-786125 Phone No. (0374) 2352353, FAX: (0374) 2352233, CIN: U74140AS2005PTC007642 Email: secretarial@greenpanel.com

**PUBLIC NOTICE** 

Pursuant to RBI Circular No. DNBR (PD CC. No. 065/03 10:001/2015-16 dated July 9, 2015, notice is hereby given that Mr. Shir Prakash Mittal, holding 124,10,507 (82.52%) equity shares of M/s. S. M Management Pvt. Ltd., a Company incorporated under the Companies Act 1956, having its registered office at Makum Road, Tinsukia, Assam-786125 and registered with Reserve Bank of India vide Certificate of Registration No. 0800174, as a non-deposit taking Non-Banking Finance Company, had transferred his entire shares in the Company to Mr. Shobhan Mittal, son of Mr. Shiv Prakash Mittal and a Director of the Company, by way of gift on Decembe

This public notice is being issued jointly by the Company and the above-mentioned

For S.M. Management Private Limited Shiv Prakash Mittal (Director Date: April 7, 2022 Shiv Prakash Mittal (Transferor Place: Kolkata Shobhan Mittal (Transferee

### S. M. MANAGEMENT PRIVATE LIMITED Registered Office: Makum Road, Tinsukia, Assam-786125 Phone No. (0374) 2352353. FAX: (0374) 2352233, CIN: U74140AS2005PTC007642

Email: secretarial@greenpanel.com PUBLIC NOTICE Pursuant to RBI Circular No. DNBR (PD)

CC. No. 065/03.10.001/2015-16 dated July 9, 2015, notice is hereby given that a Family Arrangement had been made between Mr. Shiv Prakash Mittal, Mr. Rajesh Mittal and their family members in August 2021 to realign their shareholding in M/s, S. M. Management Pvt. Ltd., a Company incorporated under Companies Act 1956 and registered with Reserve Bank of India vide Certificate of Registration No. 0800174 as a non-deposit taking Non-Banking Finance Company and other group companies. In terms of the above Family Arrangement, Mr. Rajesh Mittal holding 78,74,541 (52.36%) equity shares had transferred his entire equity shares in the Company by way of gift to his elder brother, Mr. Shiv Prakash Mittal on September 16

This public notice is being issued jointly by the Company and the above-mentioned parties.

For S.M. Management Private Limited Shiv Prakash Mittal (Director) Date: April 7, 2022 Shiv Prakash Mittal (Transferee) Place. Kolkata Rajesh Mittal (Transferor)

### **PUBLIC NOTICE**

Notice is hereby given that the following members of the National Commodity and Derivatives Exchange Ltd. (NCDEX) & National Commodity Clearing Ltd (NCCL) have requested for the surrender of their respective membership rights of the NCDEX /NCCL

Sr. No.	TMID	SEBI Registration- Number	Name of Member	Date of surrender application	Member's Correspondence Address	from the date of Notification
1	1024	INZ000021636	Dhwaja Commodity Services Pvt Ltd	09-Dec-21	603, Sanjar Enclave, Opp. Milap Cinema, Kandivali-West Mumbai - 400067	1 Month
2	1298	INZ000201323	New Age Wealth Management	08-Nov-21	A-285, 2nd Floor, Defence Colony, New Delhi -110024	15 days

General public is requested to take note of the surrender of the above member(s) and not to trade/clear with the said member(s) in future.

The registered constituent (s) of the aforesaid member(s) who have undertaken any trades/clearing through these member(s) are hereby advised to lodge the claims, if any against the said member(s) within the above mentioned claim period from the date of this notification, failing which, it shall be presumed that there is no claim against the aforesaid member(s) and that all claims against the member shall be deemed to be waived off. Adjudication of the claim shall be at the sole discretion of the Exchange and/or upon the regulatory directives, if any

The constituent(s) may write with all the relevant papers to Ms. Smita Chaudhary, Vice President, Investor Services Department, National Commodity & Derivatives Exchange Ltd, Ackurti Corporate Park, LBS Marg, KanjurMarg (W), Mumbai 400 078 or email at ig@ncdex.com

Mumbai Date: 08.04.2022

NCDEX

BEFORE THE NATIONAL COMPANY LAW TRIBUNAL **BENCH AT AHMEDABAD** 

COMPANY PETITION (CAA.) NO. 24 OF 2022

COMPANY APPLICATION (CAA.) NO. 84 OF 2021 In the matter of the Companies Act, 2013

> In the matter of Scheme of Arrangement in respect of demerger of Aarti Industries Limited ("Demerged Company") into Aarti Pharmalabs Limited ("Resulting Company") and their respective shareholders

AND

In the matter of Sections 230 to 232 and other applicable provisions of the Companies Act, 2013

Aarti Industries Limited (CIN: L24110GJ1984PLC007301, having its registered office at Plot Nos. 801, 801/23, ...First Petitioner GIDC Estate, Phase III, Company/Demerged Vapi-396195, Gujarat Company Aarti Pharmalabs Limited (CIN: U24100GJ2019PLC110964, having its registered office at 22/C/1 & 22/C/2, 1<sup>st</sup> Phase, ...Second Petitioner GIDC Vapi, District Valsad Company/ Resulting Gujarat-396195 Company

### NOTICE OF HEARING OF PETITION

Petition under Sections 230 to 232 of the Companies Act. 2013 was presented by the Petitioner Companies viz., Aarti Industries Limited, and Aarti Pharmalabs Limited on March 17, 2022 for sanctioning of the Scheme of Arrangement in respect of demerger of Aarti Industries Limited ("Demerged Company") into Aarti Pharmalabs Limited ("Resulting Company") and their respective shareholders and the Petition was admitted by the Hon'ble National Company Law Tribunal Ahmedabad on March 31, 2022. The said Petition is fixed for hearing before the Ahmedabad Bench of National Company Law Tribunal ('NCLT') on May 11, 2022 at 10:30 a.m. in the morning or soon thereafter.

ANY PERSON desirous of supporting or opposing the said Petition should send to the Petitioner's Advocate at their address mentioned hereunder, a notice of his intention, signed by him or his Advocate, with his full name and address, so as to reach the Petitioner's Advocate not later than two days before the date fixed for the hearing of the Petition. Where he seeks to oppose the Petition, the grounds of opposition or a copy of the affidavit intended to be used in opposition to the Petition, should be filed in Hon'ble National Company Law Tribunal, Ahmedabad bench at Corporate Bhavan, 1st and 2<sup>nd</sup> Floor, Near Zydus Hospital, Thaltej, Ahmedabad Gujarat - 380059 and a copy thereof served on the Petitioner's Advocate, not less than two days before the date fixed for hearing. A copy of the Petition will be furnished by the Petitioner's Advocate to any person requiring the same on payment of the prescribed charges.

Ms. Dharmishta N. Raval 21/23 Laxmi Chambers, 2nd Floor, Place: Ahmedabad

Date : April 8, 2022

Advocate for the Petitioner Company Navjeevan Press Road, Usmanpura, Ahmedabad - 380014

Notice for Sale of Assets SRS LIMITED - IN LIQUIDATION CIN: L74999HR2000PLC040183 Registered & Corporate office: 2nd Floor, SRS Multiplex, Sector-12, Faridabad, Haryana- 121007 Liquidator :- Mr. Ashok Kumar Gulla Liquidator's Address :- 23, South Patel Nagar, New Delhi - 110008 SALE OF ASSETS IN LIQUIDATION UNDER INSOLVENCY AND BANKRUPTCY CODE 2016

**E-AUCTION SALE NOTICE** 

Sale of assets owned by SRS Limited forming part of Liquidation estate in possession of the liquidator appointed by Hon'ble National Company Law Tribunal, Chandigarh Bench vide order dated 15.10.2019.

Reserve Price | Earnest Money (In Rs.) Deposit (In Rs 1. SRS Patiala Cinema Assets located at Omaxe Mall, Near Kali Mandir, Patiala, Punjab-147001. Block 1 2.13.00.000 21,30,000 E-Auction will be conducted on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse" basis.

Period of Due Diligence – 08.04.2022 to 18.04.2022 Last Date for submission of Earnest Money Deposit - 18.04.2022 (18:00 Hrs). Auction Date and Timings: 20.04.2022, 10:00 A.M. to 04:00 P.M. ncremental bids may be submitted with the increment of Rs. 2,00,000

n case the bids are received in last 15 minutes then the bid timings shall get extended by another 15 minutes. For further details, please contact Mr Ashok Kumar Gulla at cell no. +91-9674713222, Mr. Dheeraj Madan at cell no. +91- 9999808581 and Mr. Shivam Chauhan at cell no. +91-9716413992 Complete e-auction process document containing the details of assets and other relevant information are available at the website https://rbsa.in/announcements.html or https://ncltauction.auctiontiger.net or through email at ip.srs@rbsa.in.

Place: New Delhi Date 08.04.2022

of an area of about 82,102 square feet or thereabouts.

Date : 07.04.2022

financialexp.epapr.in

Place: New Delhi

**Ashok Kumar Gulla Liquidator for SRS Limited** IBBI/IPA-003/IP-N00024/2017-2018/10174 ashok.gulla@rbsa.in; ip.srs@rbsa.in **RBSA Restructuring Advisors LLP** Flat No.23, I A P L House, 2nd Floor, South Patel Nagar, New Delhi, 110008

## E-AUCTION SALE NOTICE

E-Auction for Sale of Land and Building of Noslar International Limited (in Liquidation) (Regd. Off.: 3/14, Palmohan Apartments, N.W.A. Punjabi Bagh (W), Delhi-110026) Under Insolvency and Bankruptcy Code, 2016

Notice is hereby given to the public in general under the insolvency and Bankruptcy Code, 2016 and regulations framed thereunder, that the Land and Building in table herein below, will be sold by E-Auction through E-Auction platform: https://ncitauction.auctiontiger.net. Date and Time of E-Auction April 29, 2022 between 10:00 AM to 04:00 PM

Last Date for submission of Bid Document & EMD	Last Date for submission of Bid Documents & EMD: April 27, 2022 between 10:00 AM to 04:00 PM From April 08, 2022 to April 27, 2022 between 10:00 AM to 04:00 PM Contact Person: Sajeve Bhushan Deora, Mobile: +91 98119 03450				
Inspection Date & Time					
As	sets?	Reserve Price (Rs.)	EMD Amount (Rs.)		
Madhya Pradesh 462046, being assignn	situated at No. 2, Industrial Area, Mandideep, District Raisen, nent of Leasehold Rights of Land admeasuring about 11.25 bouts), and sale of Building on the Land, having built up sheds	6,92,14,500	69,21,450		

"Security interest of Banks/Financial Creditors of the CD over Land and Building listed hereinabove was relinquished in favour of the liquidation estate of the CD Terms and Condition of the E-Auction are as under:

. This E-Auction Sale Notice is for information of the Intending Bidder(s), who intends to participate in the sale of Land and Building of Noslar International Ltd. (In Liquidation), Corporate Debtor/CD through E-Auction.

E-Auction will be conducted on "AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" through service provider, M/s e-Procurement Technologies Limited - Auction Tiger (Auctioneer), This E-auction Notice shall be read in conjunction with the E-Auction Process Information Document containing details of the Land and Building.

E-Auction Bid Form, Declaration and Undertaking Form, Terms and Conditions of the E-Auction Sale which are available on the websites https://incitauction.auctiontiger.net. For enquiries - contact mobile number is +91 98119 03450; For Technical support contact mobile number is +91 97227 78828; E-mail id for communications are, "in.noslar.sbd@gmail.com' and 'nclt@auctiontiger.net'.

The Liquidator reserves right to withdraw from E-Auction of the aforementioned asset being Land and Building at any time prior to Close of Day for Submission of Bid Document; and any Interested/ Potential Bidder shall have no right/s or claim/s against Land and Building asset of the CD or the Liquidator in the event of aforementioned withdrawal. The Bid Form to be filled by the Intending Bidder for participating in E-Auction provides the detailed terms and conditions of E-Auction, and the

Intending Bidder is expected to read the Bid Form carefully and submit the Bid Form along with the EMD before participating in the E-Auction. Sajeve Bhushan Deora, Liquidator

Noslar International Limited (In Liquidation) IBBI Regn. No.: IBBI/IPA-001/IP-P00317/2017-2018/10581 Address: 606 New Delhi House, 27 Barakhamba Road, New Delhi -110 001

This is an advertisement issued, pursuant to Regulation 30(1) of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended, for information purposes only.



# **U GRO Capital Limited**

(Our Company was incorporated as Chokhani Securities Private Limited under the Companies Act, 1956 on February 10, 1993 with the Registrar of Companies, Mumbai, Maharashtra. Our Company was subsequently converted to a public limited company pursuant to the fresh Certificate of Incorporation issued by the RoC on July 26, 1994. The name of the Company was subsequently changed from "Chokhani Securities Limited" to "U GRO Capital Limited" and the fresh Certificate of Incorporation was issued by RoC on September 26, 2018. The CIN of our Company is L67120MH1993PLC070739 and PAN of our Company is AAACC2069E. Our Company is also registered with RBI as Systemically Important non-deposit taking Non-Banking Finance Company with registration no. No. 13.00325. For further details about our Company, see "History and Certain Other Corporate Matters" on page 89 of the Prospectus).

Registered Office: 4th Floor, Tower 3, Equinox Business Park, Off BKC, LBS Road, Kurla (West), Mumbai - 400 070, Maharashtra, India, Tel.; +91 22 4891 8686, Website: www.ugrocapital.com; E-mail: cs@ugrocapital.com, Company Secretary & Compliance Officer: Aniket Karandikar, Tel.: +91 22 4891 8686; E-mail: cs@ugrocapital.com

PROMOTER OF OUR COMPANY: POSHIKA ADVISORY SERVICES LLP; Tel.: +91 124 4091 777; E-mail: snath@poshika.com

PUBLIC ISSUE BY U GRO CAPITAL LIMITED ("COMPANY" OR THE "ISSUER") OF RATED, SECURED, SENIOR, LISTED, TRANSFERABLE, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH ("NCDS") FOR AN AMOUNT UPTO ₹ 5,000 LAKHS, HEREINAFTER REFERRED TO AS "BASE ISSUE SIZE" WITH AN OPTION TO RETAIN OVER-SUBSCRIPTION UPTO ₹ 5,000 LAKHS. AGGREGATING UP TO ₹ 10,000 LAKHS, HEREINAFTER REFERRED TO AS THE "OVERALL ISSUE SIZE" (COLLECTIVELY THE "ISSUE"). THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED (THE "SEBI NCS REGULATIONS"), THE COMPANIES ACT, 2013 AND THE RULES MADE THEREUNDER, AS AMENDED AND THE SEBI OPERATIONAL CIRCULAR DATED AUGUST 10, 2021 AS AMENDED. THE ISSUE IS NOT PROPOSED TO BE UNDERWRITTEN.

## CREDIT RATING: ACUITE A+ (read as ACUITE A Plus) (Outlook: "Stable") by Acuite Ratings and Research Limited

The rating is not a recommendation to buy, sell or hold securities and investors should take their own decision. The rating may be subject to revision or withdrawal at any time by the assigning rating agency and each rating should be evaluated independently of any other rating. The rating agency has a right to suspend or withdraw the rating at any time on the basis of factors such as new information. Please refer to Annexure II of the Prospectus for the rationale of the above rating.

ISSUE PROGRAMME\*

## **ISSUE OPENS ON THURSDAY, APRIL 07, 2022 ISSUE CLOSES ON THURSDAY, APRIL 28, 2022**

\*The Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. (Indian Standard Time) during the period indicated in the Prospectus, except that the Issue may close on such earlier date as may be decided by the Board of Directors of our Company or the Investment and Borrowing Committee, subject to relevant approvals. In the event of an early closure of the Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in a daily national newspaper with wide circulation on or before such earlier date of Issue closure. Applications through the UPI route will be accepted, subject to compliance by the investor with the eligibility criteria and due procedure for UPI applications prescribed by SEBI. On the Issue Closing Date, the Application Forms will be accepted only between 10 a.m. and 3 p.m. (Indian Standard Time) and uploaded until 5 p.m. or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5 p.m. on one Working Day post the Issue Closing Date. For further details please refer to "General Information" on page 32 of the Prospectus.

## ADDENDUM TO THE PROSPECTUS DATED MARCH 30, 2022

This Addendum to the Prospectus should be read along with the Prospectus dated March 30, 2022 filed with Registrar of Companies, Mumbai, Maharashtra, and the statutory advertisement dated April 5, 2022 published by the Company on April 6, 2022 ("Statutory Advertisement").

The Investment and Borrowing Committee of the Company has, by way of resolution dated April 07, 2022, decided to change the Issue Closing Date to Thursday, April 28, 2022 from Friday, May 06, 2022. Accordingly, the Issue Closing Date stands changed to April 28, 2022 on cover page and page numbers 5, 39 and 168 of the Prospectus dated March 30, 2022 and in the Statutory Advertisement published on April 6, 2022.

The following are the terms of the NCDs pursuant to the Prospectus: Type of instrument/ Name of the security/ Seniority Rated, secured, senior, listed, transferable, redeemable, non-convertible debentures Nature of Instrument Secured Frequency of Interest Payment Quarterly Monthly Monthly Minimum Application ₹ 10,000 (10 NCDs) across all Series Face Value/ Issue Price of NCDs (₹/ NCD) In Multiples of thereafter (₹) ₹ 1,000 (1 NCD) 18 Months 27 Months 36 Months Coupon (% per annum) for NCD Holders in Category I, II, III & IV 10.00% 10.15% 10.40% Effective Yield (% per annum) for NCD Holders in Category I, II, III & IV 10.37% 10.62% 10.90% Mode of Interest Payment Through various modes available Amount (₹ / NCD) on Maturity for NCD Holders in Category I, II, III & IV ₹ 1,000 ₹ 1,000 ₹ 1,000 Maturity / Redemption Date (Months from the Deemed Date of Allotment) Date occurring on expiry of Date occurring on expiry of Date occurring on expiry of 18 (Eighteen) months from the 27 (Twenty Seven) months from the 36 (Thirty Six) months from the Deemed Date of Allotment Deemed Date of Aliotment Deemed Date of Allotment Put and Call Option NA

\*Our Company shall allocate and allot Series III NCDs wherein the Applicants have not indicated the choice of the relevant NCD Series.

Simple, Safe, Smart way of Application

"Applications Supported by Blocked Amount ("ASBA") is a better way of applying to issues by simply blocking the fund in the bank account. For further details, check section on ASBA

Mandatory in public Issues from October 01, 2018. No cheque will be accepted.

UPI - Now available in ASBA for Retail Individual Investors. Bidders are required to ensure that the bank account used for bidding is linked to their PAN.

UPI - Now available in ASBA for Retail Individual Investors. Investors bidding using the UPI Mechanism are required to ensure that they use only their own bank account linked UPI ID to make an application in the Issue and for submitting bids upto an application value ₹ 2,00,000, applying through Designated Intermediaries, SCSBs or through the BSE Direct App/NSEgoBID/Web interface of stock exchanges or any other permitted methods. For details of the ASBA and UPI Process, refer to details given in the Application Form and also refer to the section "Issue Procedure" beginning on page 178 of the Prospectus. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. Axis Bank Limited has been appointed as Sponsor Bank for the Issue, in accordance with the requirement of the SEBI Operational Circular

Information required under Section 30 of the Companies Act, 2013: Contents of the Memorandum of Association of the Company as regards its objects: For information on the main objects of our Company, see "History and Certain Corporate Matters" on page 89 of the

Prospectus. The Memorandum of Association of our Company is a document for inspection in relation to the Issue. For further details, see "Material Contracts and Documents for Inspection" on page 237 of the Liability of Members: Limited by Shares.

Amount of share capital of the company and capital structure: The Authorised Share Capital of our Company is ₹ 1,02,00,00,000 divided into 8,15,00,000 Equity Shares of face value of ₹ 10 each and 2.05,00.000 Preference Shares of face value ₹ 10 each. The issued, subscribed and paid up share capital of our Company is ₹ 70,52,85,500 divided into 7,05,28,550 Equity Shares of face value ₹ 10 each. For further Disclaimer clause of ACUITE: An Acuité rating does not constitute an audit of the rated entity and should information on the share capital of our Company, see "Capital Structure" on page 42 of the Prospectus.

Names of the signatories at the time of signing of the Memorandum of Association of the Company and the number of shares subscribed by them at the time of signing the Memorandum of Association: Given are the names of the signatories of the Memorandum of Association of the Company and the number of equity shares subscribed of face value of ₹ 10 each by them at the time of signing of Memorandum of Association: Mr. Ramakant R Chokhani (subscribed 10 Equity Shares) and Ms. Neelam R Chokhani (subscribed 10 Equity Shares) at the time of incorporation of our Company aggregating to 20 Equity shares of face value of ₹ 10 each. Listing: The NCDs offered through the Prospectus are proposed to be listed on National Stock Exchange of

India Limited ("NSE") and BSE Limited ("BSE"). For the purpose of the Issue NSE shall be the Designated Stock Exchange. Our Company has received in-principle approval from NSE vide their letter no. NSE/LIST/C/2022/0247 dated March 25, 2022 and BSE vide their letter no. DCS/BM/PI-BOND/028/21-22 dated March 25, 2022 Disclaimer clause of NSE: It is also to be distinctly understood that the approval given by NSE should not in

any way deemed or construed that the Prospectus has been cleared or approved by NSE; nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the 'Disclaimer Clause of NSE' Disclaimer clause of BSE: It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Prospectus has been cleared or approved by BSE Limited

nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the Disclaimer Clause of BSE Limited. Disclaimer clause of use of NSE Electronic Platform: It is to be distinctly understood that the permission given by National Stock Exchange of India Limited ("NSEIL") to use their network and Online Platform for

facilitating applications for public issue of debt securities shall not in any way be deemed or construed as compliance with statutory and other requirements by U GRO Capital Limited, Lead Managers etc. is cleared or approved by NSEIL; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements nor does it take any responsibility for the financial or other soundness of this Issuer, its promoters, its management or any scheme or project of this

It is also to be distinctly understood that the approval given by NSEIL should not in any way be deemed or construed that the prospectus has been cleared or approved by NSEIL; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this prospectus; nor does it warrant that the securities will be listed or will continue to be listed on NSEIL

Disclaimer clause of use of BSE Electronic Platform: It is to be distinctly understood that the permission given by BSE Limited ("BSE") to use their network and software of the online system should not in anyway be deemed or construed as compliance with various statutory requirement approved by the Exchange; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements; nor does it take any responsibility for the financial or other soundness of this Company, its promoter, its management or any scheme or project of this Company. It is Financial Consultancy Services Private Limited participating in system of making application process.

Disclaimer clause of RBI: Our Company is having a valid Certificate of Registration dated March 11, 1998 and the revised Certificate of Registration No. number 13.00325 dated October 26, 2018 issued by Reserve Bank of India under Section 45-IA of the Reserve Bank of India Act, 1934. However, the RBI does not accept any responsibility or guarantee about the present position as to the financial soundness of our Company or for the correctness of any of the statements or representations made or opinions expressed by the Company and for repayment of deposits/discharge of liability by the Company

Credit Rating: The NCDs proposed to be issued under the Issue have been rated "ACUITE A+ (read as ACUITE A Plus) (Outlook: Stable)" for an amount of ₹ 20,000 lakhs by Acuite Ratings and Research Limited vide their rating letter dated March 04, 2022 and was revalidated vide letter dated March 24, 2022. Please refer to Annexure II of the Prospectus for the rationale of the above rating

not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Acuité ratings are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind arising from the use of its ratings. Acuité ratings are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest information on any instrument rated by Acuité, Acuité 's rating scale and its definitions.

General Risks: Investment in debt securities involve a degree of risk and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the Issuer and the Issue, including the risks involved. Specific attention of the investors is invited to "Risk Factors" on page 13 of the Prospectus. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the debt securities or investor's decision to purchase such securities.

Availability of Application Form: Application Forms can be obtained from: Lead Managers: Sundae Capital Advisors Private Limited, Tel.: +91 22 6700 0639, Tipsons Consultancy Services Private Limited, Tel.: +91 79 6682 8047/6682 8120 and Trust Investment Advisors Private Limited, Tel.: +91 22 4084 5000. Lead Brokers: Tipsons Stock Brokers Private Limited Tel.; +91 79 6682 8019/6682 8047, Trust Securities Services Private Limited Tel. + 91 22 4084 5000, Fax: + 91 22 4084 5066 and Trust Financial Consultancy Services Private Limited Tel.: + 91 22 4084 5000, Fax+ 91 22 4084 5066 and offices of Trading Members, Designated Intermediary(ies) and Designated Branches of the SCSBs. Electronic Application Forms will be available on the websites of SCSBs that permit submission of ASBA Application electronically. Application Forms may be downloaded from the websites of Stock Exchanges, Lead Managers and Lead Brokers. Additionally, UPI Investor making an application in the Issue can also make bid through online (app/web) interface/platform of the BSE i.e "BSE Direct" and of NSE i.e. "NSEgoBID". Further, BSE Direct platform can be accessed at https://www.bsedirect.com and NSEgoBID at www.nseindiaipo.com or can accessed through mobile app. Further, Application Forms will also be to Designated Intermediaries at their request,

Availability of Prospectus: Investors are advised to refer to the Prospectus dated March 30, 2022, and the "Risk Factors" on page 13 of the Prospectus before applying in the Issue. Physical copies of the Prospectus can be obtained from the Registered Office of the Company and Lead Managers. Full copy of the Prospectus is available on the website of the Issuer at www.ugrocapital.com, of the Lead Managers at www.sundaecapital.com, www.tipsons.com and www.trustgroup.in, of NSE at www.nseindia.com, of BSE at www.bseindia.com and of SEBI at www.sebi.gov.in.

Public Issue Account Bank, Sponsor Bank and Refund Bank: Axis Bank Limited Lead Brokers: Tipsons Stock Brokers Private Limited, Trust Securities Services Private Limited and Trust

also to be distinctly understood that the approval given by the Exchange is only to use the software for Note: All Capitalised terms used herein and not specifically defined shall have same meaning as ascribed in

the Prospectus. For further details please refer to the Prospectus dated March 30, 2022.

	REGISTRAR TO THE ISSUE		
SUND®E		TRUST	LINKIntime
Sundae Capital Advisors Private Limited Level 9, Platina, Plot No. C - 59 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 Felephone: +91 22 6700 0639 E-mail Id: ugroncd.2022@sundaecapital.com nvestor grievance e-mail Id: grievance.mb@sundaecapital.com Contact person: Ashi Sood / Ridima Gulati Website: www.sundaecapital.com SEBI registration number: INM000012494	Tipsons Consultancy Services Private Limited 401, Sheraton House, Opp. Ketav Petrol Pump, Polytechnic Road, Ambawadi, Ahmedabad - 380015 Telephone: +91 79 6682 8047/ 6682 8120 E-mail Id: neha.jain@tipsons.com Investor grievance e-mail Id: igr@tipsons.com Contact person: Neha Jain / Sandeep Bhansali Website: www.tipsons.com SEBI registration number: INM000011849	Trust Investment Advisors Private Limited 109/110, Balarama, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051, Maharashtra, India Telephone No.: +91 22 4084 5000 Email ID: ugro.ipo@trustgroup.in Investor grievance e-mail ID: customercare@trustgroup.in Contact Person: Ms. Hani Jalan Website: www.trustgroup.in SEBI Registration number: INM000011120	Link Intime India Private Limited C 101, 247 Park, LBS Marg, Vikhroli West, Mumbai - 400 083 Telephone: +91 22 4918 6200 Email Id: ugrocapital.nod2@linkintime.co.in Contact person: Shanti Gopalkrishnan Website: www.linkintime.co.in SEBI registration number; INR000004058

DEBENTURE TRUSTEE TO THE ISSUE' MITCON Credentia Trusteeship Services Limited

(formerly known as MITCON Trusteeship Services Limited)

1403/1403, B-wing, 14th floor, Dalamai Towers, Free Press Journal Marg, 211, Nariman Point, Mumbai - 400 021, Telephone: +91 22 2282 8200, Fax: +91 22 2202 4553 Email Id: mitcontrustee@mitconindia.com

Investor Grievance Email Id: trusteeinvestors@mitconindia.com Website: www.mitcontrustee.com, Contact Person: Mr. Navin Chouksey SEBI Registration Number: IND000000596

COMPANY SECRETARY AND COMPLIANCE OFFICER

Mr. Aniket Karandikar

Equinox Business Park, Tower 3, 4th Floor, LBS Road. Kurla (W), Mumbai - 400 070, Maharashtra Tel No: +91 22 4891 8686, Email: cs@ugrocapital.com

Investors may contact the Registrar to the Issue or the Company Secretary and Compliance Officer in case of any pre-issue or post-issue related issues such as non-receipt of intimation of allotment advice, demat credit of allotted NCDs or refund orders, as the case may be.

\* MITCON Credentia Trusteeship Services Limited under Regulation 8 of SEBI NCS Regulations has by its letter dated March 03, 2022 given its consent for its appointment as Debenture Trustee to the Issue and for its name to be included in the Prospectus and in all the subsequent periodical communications sent to the NCDs issued pursuant to the Issue and the same is annexed as Annexure III in the Prospectus.

DISCLAIMER: U GRO Capital Limited, subject to market conditions and other considerations, is proposing a public issue of Rated, Secured, Senior, Listed, Transferable, Redeemable Non-Convertible Debentures and has filed the Prospectus dated March 30, 2022 with the Registrar of Companies, Mumbai, Maharashtra, NSE, BSE and SEBI, The Prospectus dated March 30, 2022 is also available on our website at www.ugrocapital.com, on the website of NSE at www.nseindia.com, BSE at www.bseindia.com, SEBI at www.sebi.gov.in, and on the website of the Lead Managers at www.sundaecapital.com, www.tipsons.com and www.trustgroup.in. Investors proposing to participate in the Issue should invest only on the basis of information contained in the Prospectus dated March 30, 2022. Investors should note that investment in NCDs involves a high degree of risk and for details relating to the same, please refer to the Prospectus dated March 30, 2022, including "Risk Factors" beginning on page 13 and "Material Developments" on page 146 of the Prospectus before making an investment in the Issue.

> For U GRO Capital Limited Shachindra Nath Executive Chairman & Managing Director

Place: Mumbai Date: April 07, 2022

Email ID: in.noslar.sbd@gmail.com; sajeve.deora@deora.com

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MITCEN

(DIN: 00510618)

Adfactors 08

पंजीकृत कार्यालय : डेवलपमेंट हाउस, 24 पार्क स्ट्रीट, कोलकाता-700016 माग सुचना सरफेसी ओधानयम, 2002 को धारा 13(2) के अधीन आप निम्नलिखित कर्जदारों/सह-कर्जदारों/जमानितयों ने मैग्मा हाउसिंग फाइनेंस लिमिटेड ''एमएचएफएल'' अब नया नाम पुनावाला हाउसिंग फाइनेंस लिमिटेड

परिसम्पत्तियों के रूप में वगीकृत किया गया है। बकाया देनदारी की वसुली हेतु वित्तीय परिसम्पत्ति के प्रतिभृतिकरण एवं पुनर्निर्माण तथा प्रतिभृति हित प्रवर्तन अधिनियम 2002 की धारा 13(2) के अधीन एक माँग सचना आपके अन्तिम ज्ञात पते पर भेजी गयी किन्तु वह अनसर्व्ड वापस कर दी गयी। अतः उसकी विषय-सामग्री प्रतिभृति हित (प्रवर्तन) नियम, 2002 के साथ पठित नियम 3(1) की धारा 13(2) के अनुसार वैकल्पिक मार्ग के रूप में प्रकाशित की जा रही है। कर्जदारों, सह-कर्जदारों, गारेंटरों, प्रतिभृतियों, बकाया देनदारियों, का विवरण धारा 13(2) के अधीन माँग सूचना भेजी गयी माँग सूचना तथा उसमें दावाकृत राशि का विवरण

से अपनी अचल सम्पत्ति/यों को गिरवी रखकर गृह ऋण/सम्पत्ति के विरुद्ध ऋण प्राप्त किया। आपने इसके पुनर्भुगतान में चुक की है और इसलिए आपका ऋण गैर-निष्पादन

क्र.	कर्जदार, सह-कर्जदार, गारटर का	प्रतिभूत आस्ति का	मांग सूचना की	बकाया राशि
सं.	नाम तथा ऋण राशि	विवरण	तिथि	रु. में
1.	अनीसा बेगम, मोहम्मद शफीक, मोहम्मद शफीक हाजी जान मोहम्मद ऋण राशि : रु. 17,00,000/- ऋण सं. : HL/0199/H/15/100008	बंधक सम्पत्ति खसरा नं. 897, पट्टा नं. 435, ग्राम सुकेत, पंचायत समिति-खैराबाद, जिला कोटा (राजस्थान) कोटा पिन- 326530 का सम्पूर्ण भाग	23/11/2021	

अतः आप ऋणकर्ता/ओं तथा सह–ऋणकर्ता/ओं/जमानतियों को उपर्युक्त माँग की गयी राशि एवं उपर्युक्त ब्याज सहित सम्पूर्ण राशि को इस सुचना के 60 दिनों के भीतर जमा करने के लिए कहा जाता है जिसमें असफल रहने पर अधोहस्ताक्षरी उपर्युक्त प्रतिभृति/यों के प्रवर्तन के लिए अधिनियमानुसार कार्यवाही करने के लिए बाध्य होगा। कृपया ध्यान दें कि कथित अधिनियम की धारा 13(13) के अनुसार आप उपर्युक्त इंगित प्रतिभृतियों को विक्रय, पट्टे अथवा अन्य माध्यम से हमारी सहमति के बिना हस्तान्तरित नहीं कर सकते।

तिथि : 08.04.2022

Date : 07.04.2022

Place : New Delhi

अधिकृत प्राधिकारी, कृते पुनावाला हाउसिंग फाइनेंस लिमिटेः (पूर्व का मैग्मा हाउसिंग फाइनेंस लिमिटेड

### E-AUCTION SALE NOTICE

E-Auction for Sale of Land and Building of Noslar International Limited (in Liquidation) (Regd. Off.: 3/14, Palmohan Apartments, N.W.A. Punjabi Bagh (W), Delhi-110026) Under Insolvency and Bankruptcy Code, 2016

Notice is hereby given to the public in general under the Insolvency and Bankruptcy Code, 2016 and regulations framed thereunder, that the Land and Building in table herein below, will be sold by E-Auction through E-Auction platform: https://ncitauction.auctiontiger.net.

Date and Time of E-Auction	April 29, 2022 between 10:00 AM to 04:00 PM		
Last Date for submission of Bid Document & EMD	Last Date for submission of Bid Documents & EMD: April 27, 2022 between 10:00 AM to 04:00 PM		
Inspection Date & Time	From April 08, 2022 to April 27, 2022 between 10:00 AM to 04:00 PM Contact Person: Sajeve Bhushan Deora, Mobile: +91 98119 03450		
	Contact Ferson, Sajeve Britishan Debra, Mobile. 19190119 09450		

Reserve Price | EMD Amount Assets\* (Rs.) (Rs.) Immovable Property (Land and Building) situated at No. 2, Industrial Area, Mandideep, District Raisen. 6,92,14,500 69,21,450 Madhya Pradesh 462046, being assignment of Leasehold Rights of Land admeasuring about 11.25 Acres (45,561.60 square metres or thereabouts), and sale of Building on the Land, having built up sheds of an area of about 82,102 square feet or thereabouts

\*Security interest of Banks/Financial Creditors of the CD over Land and Building listed hereinabove was relinquished in favour of the liquidation estate of the CD Terms and Condition of the E-Auction are as under:

This E-Auction Sale Notice is for information of the Intending Bidder(s), who intends to participate in the sale of Land and Building of Noslar

International Ltd. (In Liquidation), Corporate Debtor/CD through E-Auction. E-Auction will be conducted on "AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" through service provider. M/s

e-Procurement Technologies Limited - Auction Tiger (Auctioneer). This E-auction Notice shall be read in conjunction with the E-Auction Process Information Document containing details of the Land and Building

E-Auction Bid Form. Declaration and Undertaking Form, Terms and Conditions of the E-Auction Sale which are available on the websites: https://ncltauction.auctiontiger.net. For enquiries - contact mobile number is +91 98119 03450; For Technical support contact mobile number is +91 97227 78828; E-mail id for communications are, "in.noslar.sbd@gmail.com' and 'nclt@auctiontiger.net'. The Liquidator reserves right to withdraw from E-Auction of the aforementioned asset being Land and Building at any time prior to Close of Day for

Submission of Bid Document, and any Interested/ Potential Bidder shall have no right/s or claim/s against Land and Building asset of the CD or the The Bid Form to be filled by the Intending Bidder for participating in E-Auction provides the detailed terms and conditions of E-Auction, and the Intending Bidder is expected to read the Bid Form carefully and submit the Bid Form along with the EMD before participating in the E-Auction.

> Noslar International Limited (In Liquidation) IBBI Regn. No.: IBBI/IPA-001/IP-P00317/2017-2018/10581 Address: 606 New Delhi House, 27 Barakhamba Road, New Delhi -110 001 Email ID: in.noslar.sbd@gmail.com; sajeve.deora@deora.com

Sajeve Bhushan Deora, Liquidator

## सार्वजनिक सूचना

बड़े पैमाने पर जनता को सुचित करना है कि कंपनी अधिनियम, १९५६ के प्रावधानों के तहत निगमित कंपनी, श्री वर्धमान डेवलपर्स प्राइवेट लिमिटेड, सीआईएन U70101DL2005PTC142029 जिसका पंजीकृत कार्यालय ३०१-३११, इंद्रप्रकाश बिल्डिंग, २१ बाराखंभा रोड, नई दिल्ली-११०००१ में है ('कंपनी' या 'कर्जदार') ने कंपनी अधिनियम, १९५६ के प्रावधानों के तहत निगमित और भारतीय रिजर्व बैंक से गैर-बैंकिंग वित्तीय कंपनी के रूप में पंजीकृत कंपनी, **जेंडर फाइनेंस प्राडवेट लिमिटेड**, जिसका पंजीकृत कार्यालय १०१, ५ नॉर्थ एवेन्यू, मेकर मैक्सिटी, बांद्रा कुर्ला कॉम्प्लेक्स, बांद्रा ईस्ट, मुंबई-४०० ०५१ में है, और कंपनी अधिनियम, १९५६ के तहत निगमित और सरफेसी (यहां परिभाषित किए अनुसार) की घारा ३ के अनुसार एक प्रतिभूतिकरण और संपत्ति पुनर्निर्माण कंपनी के रूप में पंजीकृत **एसेटस केयर एंड रिकंस्टक्शन एंटरप्राइज लिमिटेड**, जिसका पंजीकृत कार्यालय दसरी मंजिल, मोहन देव बिल्डिंग, १३, टॉल्स्टॉय मार्ग, नई दिल्ली-११०००१ में है, से ट्रस्टी द्वारा जारी सुरक्षा रसीदों के धारकों के लाभ के लिए एसीआर-१९५-ट्रस्ट के ट्रस्टियों (इसके बाद सामृहिक रूप से 'ऋणदाताओं' के रूप में संदर्भित) के रूप में अपनी क्षमता में कार्य करते हुए रुपया सावधि ऋण सुविधा प्राप्त की है और भूगतान/चुकौती सुरक्षित करने और ऋणदाता के प्रति अन्य प्रतिभृतियों सहित सावधि ऋण सुविधाओं के संबंध में अपने सभी दायित्वों के निर्वहन के लिए, कंपनी/कर्जदार ने निम्नलिखित (१) सेक्टर २, ग्राम सोहना, तहसील सोहना, गुड़गांव, हरियाणा में स्थित २ एकड़ भूमि जिसका विवरण नीचे अनुसूची के भाग क में दिया गया है ('**कर्जदार** की परियोजना भूमि'); (२) सेक्टर २, ग्राम सोहना, तहसील सोहना, गुडगांव, हरियाणा में ८.७२५ एकड भूमि के संबंध में कर्जदार के सभी विकास अधिकार (भूमि का विवरण नीचे अनुसूची के भाग ख में दिवा गया है) ('**सहयोगी परियोजना भूमि**'); और (३) नीचे दी गई अनुसूची के भाग ग, जो सहयोगी की अंतर्निहित परियोजना की भूमि में कर्जदार के प्लॉटों की परियोजना के अंब और कर्जदार की परियोजना भूमि ('बंधक संपत्ति') का भाग है में सूचीबद्ध प्लॉट की गई भूमि इकाइयों के साथ ही उनसे उत्पन्न सभी प्राप्यों के बंधक सहित, के संबंध में अपने सभी अधिकार, स्वामित्व और हित आईडीबीआई ट्रस्टीशिप सर्विसेज लिमिटेड (ऋणदाताओं की ओर से और उनके लाभ के लिए सुरक्षा ट्रस्टी के रूप में कार्यकर्ता) के पक्ष में बंधक रखे हैं।

आईडीबीआई ट्रस्टीशिप सर्विसेज लिमिटेड (ऋणदाताओं की ओर से और उनके लाभ के लिए सुरक्षा ट्रस्टी के रूप में कार्यकर्ता) के पक्ष में गिरवी संपत्ति पर उक्त बंधक, प्रभार और दृष्टिबंधक संबंधित कंपनी रजिस्टार के साथ विधिवत पंजीकृत है और केंद्रीय प्रतिभृतिकरण परिसंपत्ति पुनर्निर्माण और प्रतिभृति हित रजिस्ट्री के पास विधिवत दर्ज है।

आम जनता को सचेत और सुचित किया जाता है कि कंपनी / कर्जदार ऋणदाताओं की पूर्व लिखित सहमति के बिना किसी भी तरीके से बंधक रखी गई संपत्ति का प्रतिनिधित्व करने और/या सौदा करने और/या बेचने और/या अलग करने या अन्यथा भारित करने के लिए अधिकत नहीं है। आम जनता यह भी सचेज और सचित किया जाता है कि बंधक रखी गई संपत्ति के संबंध में कंपनी या उसके किसी सहयोगी या निदेशकों या कंपनियों या एजेंटों द्वारा किसी भी प्रकार की बिक्री या अलगाव या किसी तीसरे पक्ष के अधिकार, हक या किसी भी प्रकार के हित का निर्माण, जिसे ऋणदाताओं की सहमति के बिना दर्ज किया गया या दर्ज करना प्रस्तायित है, बिना प्राधिकार के, खराब, अवैध, शून्य, अनधिकृत और ऋणदाताओं और कर्जदारों/कंपनी के लिए बाध्यकारी नहीं है, और कोई अधिकार, शीर्षक और उधारदाताओं की पूर्व लिखित सहमति के बिना किसी भी तरह से किसी भी तीसरे पक्ष के पक्ष में बनाया गया या बनाया जाएगा। बड़े पैमाने पर जनता को सचेत किया जाता है कि ऋणदाताओं की पूर्व लिखित सहमति के बिना बंधक रखी गई संपत्तियों के संबंध मं और (i) श्री वर्धमान डेवलपर्स प्राइवेट लिमिटेड : (ii) श्री संदीप जैन : और / या (iii) श्री सचिन जैन के साथ बंधक रखी गई संपत्तियों की खरीद / अधिग्रहण / लेनदेन न करें।

> प्राधिकृत हस्ताक्षरी वास्ते जेंडर फाइनेंस प्राइवेट लिमिटेड ईमेल: info@xanderfinance.com संपर्क करें: रविशंकर – ०९९३०८३९००७ वास्ते एसेटस केयर एंड रिकंस्टक्शन एंटरप्राइज लिमिटेड संपर्क करें: mk.manav@acreindia.in

अनुसूची भाग-क

परियोजना १ बंधक भूमि का विवरण

परियोजना १ भूमि के भाग रूप में सेक्टर २, ग्राम सोहना, तहसील सोहना, गुडगांव, हरियाणा में स्थित २ एकड भूमि

		100		
-277711	5000111112	कनाल	मरला	
68	6	8	0	
69	10	8	0	
ਕੁਲ		16	0	
	্ৰ	रीमाएं		
उत्तर		सुपरटेक प्रोजेक्ट		
दक्षिण		जीडी गौर्यका इंटरनेशनल स्कूल		
पूर्व		75 मी. रोड	-200	

8.725 एकड भूमि का विवरण

24 मी. रोड

संदर्भ सं.	आयत	किला नं.	क्षेत्र	फल
	DAMES &	0090Macconi	कनाल	मरला
पी 1 (सहयोगी परियोजना 1 भूमि)	68	2/2	.1	12
539 25150		3	8	.0
		4	8	0
	0	5	8	0
	69	1	8	0
		2/1	2	8
	कुल	6 प्लॉट	36	0
गी2 (सहयोगी परियोजना 1 भूमि)	69	2/2	5	12
\$500 B		3	8	0
		4	8	4
		8/2	4	0
		9	8	0
	कुल	5 प्लॉट	33	16

कर्जदार की परियोजना के भाग रूप प्लॉटस

<b>इ.सं.</b> ्	टाइप	प्लॉट नं.	कुल प्लॉट	वर्ग मी. में आकार	कुल क्षेत्रफल – वर्ग मी.
1	Α	8 से 14	7	120.897	846.279
2	С	36 से 39	4	118.279	473.116
3	C	41 से 45	5	118.279	591.395
4	С	50	3	118.279	118.279
5	C	56 से 65	10	118.279	1182.79
6	В	97 से 116	20	120.093	2401.86
7	F	137 से 156	20	104.48	2089.60
8	E	157 से 160	4	91.77	367.08
9	D	161 से 181	21	102.40	2150.40
10	E	183	1 1	91.77	91.77
		कुल आवासीय प्लॉट	93	कुल	10312.56

This is an advertisement issued, pursuant to Regulation 30(1) of the SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended for information purposes only.



# **U GRO Capital Limited**

Our Company was incorporated as Chokhani Securities Private Limited under the Companies Act, 1956 on February 10, 1993 with the Registrar of Companies, Mumbai, Maharashtra. Our Company was subsequently converted to a public limited company pursuant to the fresh Certificate of Incorporation issued by the RoC on July 26, 1994. The name of the Company was subsequently changed from "Chokhani Securities Limited" to "U GRO Capital Limited" and the fresh Certificate of Incorporation was issued by RoC on September 26, 2018. The CIN of our Company is £67120MH1993PLC070739 and PAN of our Company is AAACC2069E, Our Company is also registered with RBI as Systemically Important non-deposit taking Non-Banking Finance Company with registration no. No. 13.00325. For further details about our Company, see "History and Certain Other Corporate Matters' on page 89 of the Prospectus).

Registered Office: 4th Floor, Tower 3, Equinox Business Park, Off BKC, LBS Road, Kurla (West), Mumbal - 400 070, Maharashtra, India. Tel.: +91 22 4891 8686, Website: www.ugrocapital.com; E-mail: cs@ugrocapital.com, Company Secretary & Compliance Officer: Aniket Karandikar, Tel.: +91 22 4891 8686; E-mail: cs@ugrocapital.com

PROMOTER OF OUR COMPANY: POSHIKA ADVISORY SERVICES LLP; Tel.: +91 124 4091 777; E-mail: snath@poshika.com

PUBLIC ISSUE BY U GRO CAPITAL LIMITED ("COMPANY" OR THE "ISSUER") OF RATED, SECURED, SENIOR, LISTED, TRANSFERABLE, REDEEMABLE, NON-CONVERTIBLE DEBENTURES OF FACE VALUE ₹ 1,000 EACH ("NCDS") FOR AN AMOUNT UPTO ₹ 5,000 LAKHS, HEREINAFTER REFERRED TO AS "BASE ISSUE SIZE" WITH AN OPTION TO RETAIN OVER-SUBSCRIPTION UPTO ₹ 5,000 LAKHS, AGGREGATING UP TO ₹ 10,000 LAKHS, HEREINAFTER REFERRED TO AS THE "OVERALL ISSUE SIZE" (COLLECTIVELY THE "ISSUE"). THE ISSUE IS BEING MADE PURSUANT TO THE PROVISIONS OF SECURITIES AND EXCHANGE BOARD OF INDIA (ISSUE AND LISTING OF NON-CONVERTIBLE SECURITIES) REGULATIONS, 2021, AS AMENDED (THE "SEBI NCS REGULATIONS"), THE COMPANIES ACT, 2013 AND THE RULES MADE THEREUNDER, AS AMENDED AND THE SEBI OPERATIONAL CIRCULAR DATED AUGUST 10, 2021 AS AMENDED. THE ISSUE IS NOT PROPOSED TO BE

### CREDIT RATING: ACUITE A+ (read as ACUITE A Plus) (Outlook: "Stable") by Acuite Ratings and Research Limited

The rating is not a recommendation to buy, sell or hold securities and investors should take their own decision. The rating may be subject to revision or withdrawal at any time by the assigning rating agency and each rating should be evaluated independently of any other rating. The rating agency has a right to suspend or withdraw the rating at any time on the basis of factors such as new information. Please refer to Annexure II of the Prospectus for the rationale of the above rating.

## ISSUE **PROGRAMME\***

## **ISSUE OPENS ON THURSDAY, APRIL 07, 2022**

## **ISSUE CLOSES ON THURSDAY, APRIL 28, 2022**

The Issue shall remain open for subscription on Working Days from 10 a.m. to 5 p.m. (Indian Standard Time) during the period indicated in the Prospectus, except that the Issue may close on such earlier date as may be decided by the Board of Directors of our Company or the Investment and Borrowing Committee, subject to relevant approvals. In the event of an early closure of the Issue, our Company shall ensure that notice of the same is provided to the prospective investors through an advertisement in a daily national newspaper with wide circulation on or before such earlier date of Issue closure. Applications through the UPI route will be accepted, subject to compliance by the investor with the eligibility criteria and due procedure for UPI applications prescribed by SEBI. On the Issue Closing Date, the Application Forms will be accepted only between 10 a.m. and 3 p.m. (Indian Standard Time) and uploaded until 5 p.m. or such extended time as may be permitted by the Stock Exchange. Further, pending mandate requests for bids placed on the last day of bidding will be validated by 5 p.m. on one Working Day post the Issue Closing Date. For further details please refer to "General Information" on page 32 of the Prospectus.

## ADDENDUM TO THE PROSPECTUS DATED MARCH 30, 2022

This Addendum to the Prospectus should be read along with the Prospectus dated March 30, 2022 filed with Registrar of Companies, Mumbai, Maharashtra, and the statutory advertisement dated April 5, 2022 published by the Company on April 6, 2022 ("Statutory Advertisement").

The Investment and Borrowing Committee of the Company has, by way of resolution dated April 07, 2022, decided to change the Issue Closing Date to Thursday, April 28, 2022 from Friday, May 06, 2022. Accordingly, the Issue Closing Date stands changed to April 28, 2022 on cover page and page numbers 5, 39 and 168 of the Prospectus dated March 30, 2022 and in the Statutory Advertisement published on April 6, 2022.

Series	1		Ш
Type of instrument/ Name of the security/ Seniority	Rated, secured, s	enior, listed, transferable, redeemable, non-con-	vertible debentures
Nature of Instrument	0,000,000,000,000	Secured	
Frequency of Interest Payment	Quarterly	Monthly	Monthly
Minimum Application	₹ 10,000 (10 NCDs) across all Series		
Face Value/ Issue Price of NCDs (₹/ NCD)	₹ 1,000		
In Multiples of thereafter (₹)	₹ 1,000 (1 NCD)		
Tenor	18 Months	27 Months	36 Months
Coupon (% per annum) for NCD Holders in Category I, II, III & IV	10.00%	10.15%	10.40%
Effective Yield (% per annum) for NCD Holders in Category I, II, III & IV	10.37%	10.62%	10.90%
Mode of Interest Payment	- VIII-10-10-10-10-10-10-10-10-10-10-10-10-10-	Through various modes available	
Amount (₹ / NCD) on Maturity for NCD Holders in Category I, II, III & IV	₹1,000	₹1,000	₹1,000
Maturity / Redemption Date (Months from the Deemed Date of Allotment)	Date occurring on expiry of 18 (Eighteen) months from the Deemed Date of Allotment	Date occurring on expiry of 27 (Twenty Seven) months from the Deemed Date of Allotment	Date occurring on expiry of 36 (Thirty Six) months from the Deemed Date of Allotment
D. A. and Coll College	NIA	ALA.	MA

Our Company shall allocate and allot Series III NCDs wherein the Applicants have not indicated the choice of the relevant NCD Series.

Simple, Safe, Smart way of Application

For further details, check section on ASBA.

"Applications Supported by Blocked Amount ("ASBA") is a better way of applying to issues by simply blocking the fund in the bank account. Mandatory in public Issues from October 01, 2018. No cheque will be accepted.

UPI - Now available in ASBA for Retail Individual Investors.

Bidders are required to ensure that the bank account used for bidding is linked to their PAN.

UPI - Now available in ASBA for Retail Individual Investors. Investors bidding using the UPI Mechanism are required to ensure that they use only their own bank account linked UPI ID to make an application in the Issue and for submitting bids upto an application value ₹ 2,00,000, applying through Designated Intermediaries, SCSBs or through the BSE Direct App/NSEgoBID/Web interface of stock exchanges or any other permitted methods. For details of the ASBA and UPI Process, refer to details given in the Application Form and also refer to the section "Issue Procedure" beginning on page 178 of the Prospectus. List of banks supporting UPI is also available on the website of SEBI at www.sebi.gov.in. Axis Bank Limited has been appointed as Sponsor Bank for the Issue, in accordance with the requirement of the SEBI Operational Circular dated August 10, 2021.

## nformation required under Section 30 of the Companies Act, 2013:

Contents of the Memorandum of Association of the Company as regards its objects: For information on the main objects of our Company, see "History and Certain Corporate Matters" on page 89 of the Prospectus. The Memorandum of Association of our Company is a document for inspection in relation to the Issue. For further details, see "Material Contracts and Documents for Inspection" on page 237 of the

Liability of Members: Limited by Shares.

Amount of share capital of the company and capital structure: The Authorised Share Capital of our Company is ₹ 1,02,00,00,000 divided into 8,15,00,000 Equity Shares of face value of ₹ 10 each and 2,05,00,000 Preference Shares of face value ₹ 10 each. The issued, subscribed and paid up share capital of our Company is ₹ 70,52,85,500 divided into 7,05,28,550 Equity Shares of face value ₹ 10 each. For further Disclaimer clause of ACUITE: An Acuité rating does not constitute an audit of the rated entity and should information on the share capital of our Company, see "Capital Structure" on page 42 of the Prospectus.

Names of the signatories at the time of signing of the Memorandum of Association of the Company and the number of shares subscribed by them at the time of signing the Memorandum of Association: Given are the names of the signatories of the Memorandum of Association of the Company and the number of equity shares subscribed of face value of ₹ 10 each by them at the time of signing of Memorandum of Association: Mr. Ramakant R Chokhani (subscribed 10 Equity Shares) and Ms. Neelam R. Chokhani (subscribed 10 Equity Shares) at the time of incorporation of our Company aggregating to 20 Equity shares of face value of ₹ 10 each.

Listing: The NCDs offered through the Prospectus are proposed to be listed on National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE"). For the purpose of the Issue NSE shall be the Designated Stock Exchange, Our Company has received in-principle approval from NSE vide their letter no. NSE/LIST/C/2022/0247 dated March 25, 2022 and BSE vide their letter no. DCS/BM/PI-BOND/028/21-22 dated March 25, 2022.

Disclaimer clause of NSE: It is also to be distinctly understood that the approval given by NSE should not in any way deemed or construed that the Prospectus has been cleared or approved by NSE; nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the 'Disclaimer Clause of NSE'.

Disclaimer clause of BSE: It is to be distinctly understood that the permission given by BSE Limited should not in any way be deemed or construed that the Prospectus has been cleared or approved by BSE Limited nor does it certify the correctness or completeness of any of the contents of the Prospectus. The investors are advised to refer to the Prospectus for the full text of the Disclaimer Clause of BSE Limited.

Disclaimer clause of use of NSE Electronic Platform: It is to be distinctly understood that the permission given by National Stock Exchange of India Limited ("NSEIL") to use their network and Online Platform for acilitating applications for public issue of debt securities shall not in any way be deemed or construed as compliance with statutory and other requirements by U GRO Capital Limited, Lead Managers etc. is cleared or approved by NSEIL; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements nor does it take any responsibility for the financial or other soundness of this Issuer, its promoters, its management or any scheme or project of this

It is also to be distinctly understood that the approval given by NSEIL should not in any way be deemed or construed that the prospectus has been cleared or approved by NSEIL; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the contents of this prospectus; nor does it warrant that the securities will be listed or will continue to be listed on NSEIL

Disclaimer clause of use of BSE Electronic Platform: It is to be distinctly understood that the permission given by BSE Limited ("BSE") to use their network and software of the online system should not in anyway be deemed or construed as compliance with various statutory requirement approved by the Exchange; nor does it in any manner warrant, certify or endorse the correctness or completeness of any of the compliance with the statutory and other requirements; nor does it take any responsibility for the financial or other soundness of this Company, its promoter, its management or any scheme or project of this Company. It is participating in system of making application process.

Disclaimer clause of RBI: Our Company is having a valid Certificate of Registration dated March 11, 1998 and the revised Certificate of Registration No. number 13.00325 dated October 26, 2018 issued by Reserve Bank of India under Section 45-IA of the Reserve Bank of India Act, 1934. However, the RBI does not accept any responsibility or guarantee about the present position as to the financial soundness of our Company or for the correctness of any of the statements or representations made or opinions expressed by the Company and for repayment of deposits/discharge of liability by the Company.

Credit Rating: The NCDs proposed to be issued under the Issue have been rated "ACUITE A+ (read as ACUITE A Plus) (Outlook: Stable)" for an amount of ₹ 20,000 lakhs by Acuite Ratings and Research Limited vide their rating letter dated March 04, 2022 and was revalidated vide letter dated March 24, 2022. Please refer to Annexure If of the Prospectus for the rationale of the above rating.

not be treated as a recommendation or opinion that is intended to substitute for a financial adviser's or investor's independent assessment of whether to buy, sell or hold any security. Acuité ratings are based on the data and information provided by the issuer and obtained from other reliable sources. Although reasonable care has been taken to ensure that the data and information is true, Acuité, in particular, makes no representation or warranty, expressed or implied with respect to the adequacy, accuracy or completeness of the information relied upon. Acuité is not responsible for any errors or omissions and especially states that it has no financial liability whatsoever for any direct, indirect or consequential loss of any kind arising from the use of its ratings. Acuité ratings are subject to a process of surveillance which may lead to a revision in ratings as and when the circumstances so warrant. Please visit our website (www.acuite.in) for the latest information on any instrument rated by Acuité, Acuité 's rating scale and its definitions.

General Risks: Investment in debt securities involve a degree of risk and investors should not invest any funds in such securities unless they can afford to take the risk attached to such investments. Investors are advised to take an informed decision and to read the risk factors carefully before investing in this offering. For taking an investment decision, investors must rely on their examination of the Issuer and the Issue, including the risks involved. Specific attention of the investors is invited to "Risk Factors" on page 13 of the Prospectus. These risks are not, and are not intended to be, a complete list of all risks and considerations relevant to the debt securities or investor's decision to purchase such securities.

Availability of Application Form: Application Forms can be obtained from: Lead Managers: Sundae Capital Advisors Private Limited, Tel.: +91 22 6700 0639, Tipsons Consultancy Services Private Limited, Tel.: +91 79 6682 8047/6682 8120 and Trust Investment Advisors Private Limited, Tel.: +91 22 4084 5000. Lead Brokers: Tipsons Stock Brokers Private Limited Tel.: +91 79 6682 8019/6682 8047, Trust Securities Services Private Limited Tel.: + 91 22 4084 5000, Fax: + 91 22 4084 5066 and Trust Financial Consultancy Services Private Limited Tel.: + 91 22 4084 5000, Fax+ 91 22 4084 5066 and offices of Trading Members, Designated Intermediary(les) and Designated Branches of the SCSBs. Electronic Application Forms will be available on the websites of SCSBs that permit submission of ASBA Application electronically. Application Forms may be downloaded from the websites of Stock Exchanges, Lead Managers and Lead Brokers. Additionally, UPI Investor making an application in the Issue can also make bid through online (app/web) interface/platform of the BSE i.e "BSE Direct" and of NSE i.e. "NSEgoBID". Further, BSE Direct platform can be accessed at https://www.bsedirect.com and NSEgoBID at www.nseindiaipo.com or can accessed through mobile app. Further, Application Forms will also be to Designated Intermediaries at their request.

Availability of Prospectus: Investors are advised to refer to the Prospectus dated March 30, 2022, and the "Risk Factors" on page 13 of the Prospectus before applying in the Issue. Physical copies of the Prospectus can be obtained from the Registered Office of the Company and Lead Managers. Full copy of the Prospectus is available on the website of the Issuer at www.ugrocapital.com, of the Lead Managers at www.sundaecapital.com, www.tipsons.com and www.trustgroup.in, of NSE at www.nseindia.com, of BSE at www.bseindia.com and of SEBI at www.sebi.gov.in.

Public Issue Account Bank, Sponsor Bank and Refund Bank: Axis Bank Limited

Lead Brokers: Tipsons Stock Brokers Private Limited, Trust Securities Services Private Limited and Trust Financial Consultancy Services Private Limited

also to be distinctly understood that the approval given by the Exchange is only to use the software for Note: All Capitalised terms used herein and not specifically defined shall have same meaning as ascribed in the Prospectus. For further details please refer to the Prospectus dated March 30, 2022.

	REGISTRAR TO THE ISSUE		
SUND@E		TRUST	LINKIntime
Sundae Capital Advisors Private Limited Level 9, Platina, Plot No. C - 59 'G' Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051 Telephone: +91 22 6700 0639 E-mail Id: ugroncd 2022@sundaecapital.com Investor grievance e-mail Id: grievance.mb@sundaecapital.com Contact person: Ashi Sood / Ridima Gulati Website: www.sundaecapital.com SEBI registration number: INM000012494	Tipsons Consultancy Services Private Limited 401, Sheraton House, Opp. Ketav Petrol Pump, Polytechnic Road, Ambawadi, Ahmedabad - 380015 Telephone: +91 79 6682 8047/ 6682 8120 E-mail Id: neha.jain@tipsons.com Investor grievance e-mail Id: igr@tipsons.com Contact person: Neha Jain / Sandeep Bhansali Website: www.tipsons.com SEBI registration number: INM000011849	Trust Investment Advisors Private Limited 109/110, Balarama, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051, Maharashtra, India Telephone No.: +91 22 4084 5000 Email ID: ugro.ipo@trustgroup.in Investor grievance e-mail ID: customercare@trustgroup.in Contact Person: Ms. Hani Jalan Website: www.trustgroup.in SEBI Registration number: INM000011120	Link Intime India Private Limited C 101, 247 Park, LBS Marg, Vikhroli West, Mumbai - 400 083 Telephone: +91 22 4918 6200 Email Id: ugrocapital.ncd2@linkintime.co.in Contact person: Shanti Gopalkrishnan Website: www.linkintime.co.in SEBI registration number: INR000004058

## DEBENTURE TRUSTEE TO THE ISSUE\*

MITCON Credentia Trusteeship Services Limited (formerly known as MITCON Trusteeship Services Limited) 1403/1403, B-wing, 14th floor, Dalamai Towers, Free Press Journal Marg, 211, Nariman Point, Mumbai - 400 021, Telephone: +91 22 2282 8200, Fax: +91 22 2202 4553 Email Id: mitcontrustee@mitconindia.com

Website: www.mitcontrustee.com, Contact Person: Mr. Navin Chouksey SEBI Registration Number: IND000000596

Place: Mumbai

Date: April 07, 2022

Investor Grievance Email Id: trusteeinvestors@mitconindia.com

Mr. Aniket Karandikar

Equinox Business Park, Tower 3, 4th Floor, LBS Road, Kurla (W), Mumbai - 400 070, Maharashtra

Tel No: +91 22 4891 8686, Email: cs@ugrocapital.com

Investors may contact the Registrar to the Issue or the Company Secretary and Compliance Officer in case of any pre-issue or post-issue related issues such as non-receipt of intimation of allotment advice, demat credit of allotted NCDs or refund orders, as the case may be

COMPANY SECRETARY AND COMPLIANCE OFFICER

\* MITCON Credentia Trusteeship Services Limited under Regulation 8 of SEBI NCS Regulations has by its letter dated March 03, 2022 given its consent for its appointment as Debenture Trustee to the Issue and for its name to be included in the Prospectus and in all the subsequent periodical communications sent to the holders of the NCDs issued pursuant to the Issue and the same is annexed as Annexure III in the Prospectus.

DISCLAIMER: U GRO Capital Limited, subject to market conditions and other considerations, is proposing a public issue of Rated, Secured, Senior, Listed, Transferable, Redeemable Non-Convertible Debentures and has filed the Prospectus dated March 30, 2022 with the Registrar of Companies, Mumbai, Maharashtra, NSE, BSE and SEBI. The Prospectus dated March 30, 2022 is also available on our website at www.ugrocapital.com, on the website of NSE at www.nseindia.com, BSE at www.bseindia.com, SEBI at www.sebi.gov.in, and on the website of the Lead Managers at www.sundaecapital.com, www.tipsons.com and www.trustgroup.in, Investors proposing to participate in the Issue should invest only on the basis of information contained in the Prospectus dated March 30, 2022. Investors should note that investment in NCDs involves a high degree of risk and for details relating to the same, please refer to the Prospectus dated March 30, 2022, including "Risk Factors" beginning on page 13 and "Material Developments" on page 146 of the Prospectus before making an investment in the Issue.

> For U GRO Capital Limited Shachindra Nath Executive Chairman & Managing Director

(DIN: 00510618)

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