

Public Notice

It is hereby informed to the general public that, below mentioned original/certified documents pertaining to residential layout called as 'RAIN FOREST' project formed on land in Sy.No.63, measuring 1 acre 35.24 guntas, Survey No.89, measuring 6 acres 11 guntas excluding 6 guntas of B kharab land, Survey No.90 measuring 6 acres 14 guntas, excluding 7 guntas of B kharab land, Survey No.91 measuring 2 acres 13.07 guntas, Survey No.92/1 measuring 3 acres 21.46 guntas, Survey No.92/2 measuring 2 acres 29.62 guntas, Survey No.93 measuring 4 Acres 20.94 Guntas situated at at Hegganahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore District. City Police Station on July 07, 2024. If the same are found to anyone it is requested to hand it over to the below mentioned office.

LIST OF DOCUMENTS MISSING

Sl. No.	Survey No.	Description of Documents	Nature of the Document Original/Photocopy
1	General	Sale Deed dated 11.11.2005 executed by RAPCPPL in favour of Mr. H. R. Yadav Kumar (son of Late Mr. H. M. Ramanna), registered as Document No. DNH-1-03936-2005-06 in the office of Sub Registrar, Cancellation of Sale Deed dated 19.11.2015 executed by Mr. H. R. Yadav Kumar in favour of RAPCPPL, registered as Document No. DNH-1-07507-2015-16 stored in CD No. DNH569 in the office of the Sub Registrar.	Original
		Memorandum of Deposit of Title Deeds dated 11.12.2016 executed by RAPCPPL in favour of M/s Visvesvaraya Co-operative Bank Limited, registered as Document No. DNH-1-08496/2015-16 stored in CD No. DNH573 dated 14.12.2015 in the office of the Sub Registrar Devanahalli.	Original
		Indenture of Mortgage dated 03.05.2018, registered on 09.05.2018, bearing Document Number.DNH-1-00911/2018-19 of Book 1 CD No.DNH666, registered in the office of the Sub Registrar, Devanahalli, Executed by Maniveera Structures Pvt Ltd, in Favor of Beacon Trusteehip Ltd.	Original
2	Sy.No.63 and 89	Endorsement dated 15.5.2015 bearing No. RK.CR.60/2015-16 issued by the Tahasildar's Office, Devanahalli Taluk for the non-availability of RTC's for the years 1968 to 1978 and extract of Index of Lands in respect of the Properties;	Original
		Endorsement bearing No. 2452 of 2017-18 dated 16.09.2017 issued by the Tahasildar's Office, Devanahalli Taluk reflecting the nonavailability of entry No. MR. 63 of 1977-78;	Original
3	Sy. No.91	Discharge Certificate dated 04.08.2009 issued by the Primary Cooperative Agriculture and Rural Development Bank Ltd., Devanahalli	Original
4	Sy.No.92/1 and 92/2	Discharge Certificate dated 04.08.2009 issued by the Primary Cooperative Agriculture and Rural Development Bank Ltd., Devanahalli;	Original

Sd/-
KMS Associates, Advocates
No.167/5, 1st floor, 2D Cross, 27th Main,
6th Block, Jayanagar, Bengaluru-560082.
Mob: 990162272/9880726466

U GRO Capital Limited

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES BY PRIVATE TREATY

SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ("SECURED ASSET(S)") BY PRIVATE TREATY UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO TO RULE 8 AND 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described Secured Asset(s) mortgaged / charged to U GRO Capital Limited ("Secured Creditor"), the possession of which has been taken by the authorised officer of Secured Creditor, will be sold on "As is what is" and "As is where is" and "Whatever there is" basis, by way of private treaty after 15 days from this notice, for recovery of Rs. 45,26,559/- as on 14-08-2023 and further interest and other expenses thereon till the date of realization of amount, due to Secured Creditor from the Borrower(s) and Guarantor(s) namely 1) M/s SRS Wellness 2) Ms. Shelly Lather 3) Mrs. Sumita Devi 4) Ms. Riya Chhabra. The Reserve Price will be Rs.50,00,000/- and the earnest money deposit will be Rs. 5,00,000/-.

DESCRIPTION OF SECURED ASSET(S):

"All that Piece and Parcel of property bearing Site No. 2838, situated at 2nd Stage, Rajeevanagara, Devanor Extension, Mysore City. Presently within the Limits of MMP and bounded on the East by Site no. 2839, on the West by Site no. 2837, on the North by Road, on the South by Mada Sties. Measuring East to West: 12.00 Mtrs & North to South: 18.00 Mtrs in all measuring 216.00 Sq. Mtrs."

For detailed terms and conditions of the sale, please refer to the link provided in U GRO Capital Limited/Secured Creditor's website. i.e. www.ugrocapital.com or contact the undersigned at authorised.officer@ugrocapital.com

Place: Mysore
Date: 13.02.2025
Sd/(Authorised Officer)
For UGRO Capital Limited

INDIA SHELTER FINANCE CORPORATION LTD.

Registered Office: Plot-15,6th Floor, Sec-44, Institutional Area, Gurugram, Haryana-122002.
Branch Office: 2nd Floor, Opposite Mini Vidhana Soudha Chowdeshwari Complex, BB Road, Devanahalli, Bangalore Rural - 562110

PUBLIC NOTICE-AUCTION FOR SALE OF IMMOVABLE PROPERTY

[UNDER RULE 8(5) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002]

Notice For Sale Of Immovable Property/Mortgaged With India Shelter Finance Corporation (ISFC) (Secured Creditor) Under The Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002

Notice is hereby given to the public in general and in particular to the borrower(s), co-borrower(s) and guarantor(s) or their legal heirs/representatives that the below described immovable property/ mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorized Officer of ISFC (Secured Creditor), will be sold on 01-03-2025 (Date of Auction) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHAT EVER THERE IS" basis for recovery of the outstanding dues from below mentioned Borrowers, Co-Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The sealed envelope containing the EMD amount for participating in Public Auction shall be submitted to the Authorized Officer of ISFC on or before 28.02.2025 till 5 PM at Branch/Corporate Office: 2nd Floor, Opposite Mini Vidhana Soudha Chowdeshwari Complex, BB Road, Devanahalli, Bangalore Rural - 562110

Loan Account No. Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Rep.	Date Of Demand Notice Amount As On Date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
LADVCLONS00005025554LADVCL LONS00005038516 & AP-10037316/ AP-10081933, MR./ MRS. ARATHI MR./ MRS. GAJENDRA R	14.10.2023 Rs. 13,81,798/- (Rupees Thirteen Lakh Eighty One Thousand Seven Hundred Ninety Eight Only)	Symbolic Possession	Rs.17,65,200/- (Rupees Seventeen Lakh Sixty Five Thousand Two Hundred Only)	Rs.1,76,520/- (Rupees One Lakh Seventy Six Thousand Five Hundred Twenty Only)

Description Of Property: All that piece and parcel of the property bearing V.P.Katha No.297, E-Swathi No.15190200600820122, Situated at Nagashettyhalli Village, Bethanmangala Hobli, K.G.F. Taluk, measuring East to West 9.144 meters and North to South 12.192 meters 40 feet in all measuring 111.48 Square meters or 1200 Square feet and bounded on: BOUNDARY:- East By : Road, West By: ROAD, North By: Property belongs to Parameshwarappa, South By:Property belongs to Parameshwarappa measuring East to West 9.144 meters or 30 feet and North to South 12.192 meters 40 feet in all measuring 111.48 Square meters or 1200 Square feet an Registered as document No.4813/2020-21, Stored in CD No.BPT0744, in the office of the sub registrar

Terms and conditions: 1)The prescribed Tender/ Bid Form and the terms and conditions of sale will be available with the Branch/Corporate Office: 2nd Floor, Opposite Mini Vidhana Soudha Chowdeshwari Complex, BB Road, Devanahalli, Bangalore Rural - 562110 between 10.00 a.m. to 5.00 p.m. on any working day. 2) The immovable property shall not be sold below the Reserve Price. 3) All the bid/ tenders submitted for the purchase of the above property shall be accompanied by Earnest Money as mentioned above. EMD amount favouring "India Shelter Finance Corporation Limited". The EMD amount will be return to the unsuccessful bidders after auction. 4) The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be the discretion of the Authorized Officer to decline/ acceptance of the highest bid when the price offered appears inadequate as to make it inadvisable to do so. 5) The prospective bidders can inspect the property on 25.02.2025 between 11.00 A.M and 5.00 P.M with prior appointment. 6) The person declared as a successful bidder shall, immediately after the declaration, deposit 25% of the amount of purchase money/ highest bid which would include EMD amount to the Authorized Officer within 24 Hrs. and in default of such deposit, the property shall forthwith be put to fresh auction/ sale by private treaty. 7) In case the initial deposit is made as above, the balance amount of the purchaser money payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day or if the 15th day is a Sunday or other holiday, then on the first office day after the 15th day. 8) In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/ sale by private treaty. The deposit including EMD shall stand forfeited by India Shelter Finance Corporation Ltd. and the defaulting purchaser shall lose all claims to the property. 9) The above sale shall be subject to the final approval of ISFC, interested parties are requested to verify/confirm the statutory and other dues like Sales/Property tax, Electricity dues, and society dues, from the respective departments / offices. The Company does not undertake any responsibility of payment of any dues on the property. 10) TDS of 1%, if any, shall be payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by the highest bidder in the PAN of the company and the copy of the challan shall be submitted to the company. 11) Sale is strictly subject to the terms and conditions incorporated in this advertisement and into the prescribed tender form. 12) The successful bidder/purchaser shall bear all stamp duty, registration fees, and incidental expenses for getting sale certificate registered as applicable as per law. 13) The Authorized Officer has the absolute right to accept or reject the bid or adjourn / postpone / cancel the tender without assigning any reason therefor and also to modify any terms and conditions of this sale without any prior notice. 14) Interested bidders may contact Mr. Muruli. Mob: +91 7411697050 or Mr. Manjunath. Mob: +91 9980219262 during office hours (10.00AM to 6.00 PM).

15 DAYS SALE NOTICE TO THE BORROWER/GUANTOR/MORTGAGOR

The above mentioned Borrowers/Mortgagors/guarantors are hereby notified to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

DATE: 13-02-2025
PLACE: HOBLI
For India Shelter Finance Corporation Ltd Authorised officer.

ASSETZ PREMIUM HOLDINGS PRIVATE LIMITED

Regd. Office: Assetz House, 30, Crescent Road, Bengaluru - 560001
CIN : U45205KA2015PTC079422
Website: www.assetzproperty.com | Tel: +91 80 46674000

Statement of unaudited financial results for the quarter and nine months ended 31 December 2024 (Regulation 52(8), read with Regulation 52(4), of the SEBI (LODR Regulations, 2015)

Sl. No.	Particulars	(Amounts in ₹ Lakhs)								
		31 December 2024		30 September 2024		30 September 2024		31 December 2023		31 March 2024
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Revenue	3,273.85	4,279.35	3,965.10	8,463.40	7,206.69	12,537.84			
2	Net Profit / (Loss) for the period (before Tax, Exceptional and/or Extraordinary Items) #	(90.45)	(149.45)	(221.45)	(622.97)	(1,130.34)	(466.15)			
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary Items) #	(90.45)	(149.45)	(221.45)	(622.97)	(1,130.34)	(466.15)			
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary Items) #	(90.45)	(149.45)	(221.45)	(622.97)	(1,130.34)	(466.15)			
5	Total Comprehensive Income for the period (Comprising Profit/Loss for the period (after tax) and Other Comprehensive Income (after tax))	(90.45)	(149.45)	(221.45)	(622.97)	(1,130.34)	(466.15)			
6	Paid-up Equity Share Capital: - Class A equity shares of Rs. 10 each - Class B equity shares of Rs. 100 each - Class C equity shares of Rs. 100 each	3.85 229.90 652.77	3.85 229.90 652.77	3.85 229.90 652.77	3.85 229.90 652.77	3.85 229.90 652.77	3.85 229.90 652.77			
7	Paid-up Debt Capital	3,026.63	5,925.93	10,947.23	3,026.63	10,947.23	10,947.23			
8	Reserves excluding revaluation reserves as per balance sheet	(2,162.89)	(2,206.94)	(2,751.85)	(2,162.89)	(2,751.85)	(3,953.34)			
9	Net Worth	(1,279.27)	(1,322.32)	(1,867.23)	(1,279.27)	(1,867.23)	(3,064.74)			
10	Debt-to-Equity Ratio	-	-	-	-	-	-			
11	Earnings / (loss) per share (EPS): (a) Basic (Rs.) - Class A equity shares of Rs. 10 each - Class B equity shares of Rs. 100 each - Class C equity shares of Rs. 100 each (b) Diluted (Rs.) - Class A equity shares of Rs. 10 each - Class B equity shares of Rs. 100 each - Class C equity shares of Rs. 100 each	(0.20) (2.10) (1.50) (0.21) (2.10) (1.50)	(1.04) (1.00) (1.00) (1.04) (1.00) (1.00)	(1.04) (1.00) (1.00) (1.04) (1.00) (1.00)	(1.43) (1.42) (1.42) (1.43) (1.42) (1.42)	(2.67) (26.75) (26.75) (2.67) (26.75) (26.75)	(1.12) (11.31) (11.31) (1.12) (11.31) (11.31)			
12	Debt Service Coverage Ratio	(2.37)	(4.48)	(5.67)	(2.37)	(5.67)	(10.18)			
13	Interest Service Coverage Ratio	-	-	-	-	-	-			
14	Asset cover available ratio	0.53	0.76	0.82	0.53	0.82	0.90			
15	Current asset ratio	1.09	1.08	1.37	1.09	1.37	1.47			
16	Current Liability ratio	0.84	0.76	0.69	0.84	0.69	0.65			
17	Long term debt to working capital ratio	2.10	3.87	1.25	2.10	1.25	1.14			
18	Bad debts to account receivable ratio***	-	-	-	-	-	-			
19	Total debts to total assets ratio	0.20	0.28	0.35	0.20	0.35	0.38			
20	Debtors turnover ratio	2.71	3.13	1.89	2.71	1.89	2.71			
21	Inventory turnover ratio	0.22	0.25	0.35	0.22	0.35	0.29			
22	Operating margin (%)	-	-	-	-	-	-			
23	Net Profit / (Loss) margin (%)	-	-	-	-	-	-			

Exceptional and/or Extraordinary Items (as defined in the Statement of Profit and Loss) in accordance with the SEBI (LODR) Regulations, 2015.

*** Bad debts to account receivable ratio is calculated as per the Statement of Profit and Loss in accordance with the SEBI (LODR) Regulations, 2015.

Notes:
1) The above is an extract of the detailed format of financial results for the quarter and nine months ended December 31, 2024 read with the Stock Exchange under Regulation 52(8) of the SEBI (LODR) Regulations, 2015. The full format of the financial results for the quarter and nine months ended December 31, 2024 are available at www.assetzproperty.com.
2) The above results have been reviewed by the Audit Committee of the Board and approved by the Board of Directors at its meetings held on February 12, 2025. The results have been reviewed by the Statutory Auditors of the Company.
3) The above results are in accordance with the Companies (Indian Accounting Standards) Rules, 2015 as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.

Place: Bengaluru
Date: 12th February, 2025

Sd/-
Somasundaram Thirumalai
Director
DIN: 07016259
Place: Bengaluru
Date: 12.02.2025

ROYAL ORCHID HOTELS LIMITED

CIN: L55101KA1986PLC007392
Registered Office : No.1, Golf Avenue, Adjoining KGA Golf Course, Airport Road, Bengaluru - 560 008.
INDIA. T: +91 80 25205566, F: +91 80 25203366, www.royalorchidhotels.com
CIN: L55101KA1986PLC007392

EXTRACT OF FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31 DECEMBER 2024

(₹ in lakhs except per share data)

Sl. No.	Particulars	Standalone					Consolidated						
		Quarter Ended		Nine months ended		Year Ended	Quarter Ended		Nine months ended		Year Ended		
		31.12.2024	30.09.2024	31.12.2023	31.12.2023	31.03.2024	31.12.2024	30.09.2024	31.12.2023	31.12.2023	31.03.2024		
1	Total Income from operation (including other Income)	5,786.28	5,194.12	5,474.32	15,889.37	14,581.80	19,829.36	9,485.88	7,832.08	8,661.37	25,083.89	23,040.37	31,269.92
2	Net Profit for the period before tax	1,061.56	825.73	1,240.53	2,466.75	2,520.14	3,292.08	2,153.27	1,977.99	1,977.99	4,305.50	4,284.92	5,704.14
3	Net Profit for the period after tax	796.99	620.35	927.98	1,880.44	1,888.11	2,462.03	1,634.55	682.04	1,451.73	3,169.09	3,218.41	4,736.40
4	Net Profit for the period / year and share of profit of associate	796.99	620.35	927.98	1,880.44	1,888.11	2,462.03	1,811.39	751.72	1,573.30	3,435.08	3,413.17	5,082.35
5	Total comprehensive income for the period (comprising profit / (loss) for the period (after tax) and other comprehensive income (after tax))	796.99	620.35	927.98	1,860.44	1,888.11	2,450.22	1,938.90	726.37	1,563.93	3,516.36	3,354.68	5,000.20
6	Paid-up equity share capital (face value of ₹10 per share)	2,742.52	2,742.52	2,742.52	2,742.52	2,742.52	2,742.52	2,742.52	2,742.52	2,742.52	2,742.52	2,742.52	18,067.78
7	Other equity	-	-	-	-	-	-	-	-	-	-	-	-
8	Earnings per share (of ₹10/- Each) (not annualised for quarters)	2.91	2.26	3.38	6.78	6.88	8.98	6.49	2.73	5.60	12.44	11.62	17.68
	Diluted:	2.91	2.26	3.38	6.78	6.88	8.98	6.49	2.73	5.60	12.44	11.62	17.68

Note: 1. The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly and Yearly Financials Results are available on the Stock Exchange Websites at www.bseindia.com and on Company's website at www.royalorchidhotels.com

2. The above results have been reviewed by the Audit Committee of the Board and approved by the Board of Directors at its meetings held on February 12, 2025. The results have been reviewed by the Statutory Auditors of the Company.

3. The above results are in accordance with the Companies (Indian Accounting Standards) Rules, 2015 as prescribed under Section 133 of the Companies Act, 2013 read with the relevant rules issued thereunder and the other accounting principles generally accepted in India.

Place: Bengaluru
Date: 12th February, 2025

For and on behalf of the Board of Directors

C.K. Baljee

Managing Director.

DIN: 00081844

BENGALURU

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