

U GRO

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) and the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of **Ugro Capital Limited, Secured Creditor will be sold on "As is where is", "As is what is", and "Whatever there is"** basis by private treaty or inter se bids in case of more than one bid is received, as per the term agreeable to Secured Creditor on 14.06.2026 (DATE OF SALE) for recovery of **Rs. 23,34,583.00/- (Rupees Twenty-Three Lakh Thirty-Four Thousand Five Hundred Eighty-Three Only)** as on 10.07.2025 and further interest and other expenses thereon till the date of realization due to the Secured Creditor from the **Borrower(s) and Guarantor(s) namely 1. SHREE JI JEWELLERS 2. MUKESH DALSUKHRAI PAREKH 3. HEMAL MUKESH PAREKH 4. GEETA MUKESH PAREKH** The Reserve Price will be **Rs. 14,00,000/-** and the earnest money deposit will be **Rs. 1,40,000/-**.

DESCRIPTION OF SECURED ASSET(S):

All that piece and parcel of the land bearing of Mouza- Nagpur, Sheet No. 174, City Survey No. 215/2, House No. 1165/A Total admeasuring 462. 852sq.mtrs. there on constructed R.C.C. superstructure Known and styled as at the land together with undivided proportionate 9.57% of share and interest on "NIKALAS PLAZA" Comprising Shop No. F-3 situated at First floor in having Built up Area total admeasuring 103.50sq.ft (9.615sq.mtrs.) Tahsil & Dist -Nagpur **Bounded By : EAST : House of Mr. K. M. Diwale, WEST- Kothari Jewelers, NORTH - House of Mr. K. M. Diwale, SOUTH- Nikalas Mandir Road"**.

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** Contact No. Anil Khude : 8793238503, Mangesh Patil: 8082054151.

Place: NAGPUR
Date: 27.05.2026

Sd/- (Authorised Officer)
For UGRO Capital Limited