

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 15 DAYS FOR SALE OF IMMOVABLE ASSET(S) ["SECURED ASSET(S)"] 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" on the date and time mentioned herein below, for recovery of the dues mentioned herein below 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) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and last date of EMD deposit is also mentioned herein below:

Sl. No.	Details of Borrower(s) / Guarantor(s)	Details of Demand Notice	Details of Auction	
1	1. Dhanshree Enterprises 2. Tejraj Ramchandra Meshram 3. Shrdha Tejraj Meshra Loan Account Number: HCFNG-PSEC00001036565	13(2) Date of Notice: 04-12-2025 Outstanding Amount: Rs. 30,86,424/- (Rupees Thirty Lakhs Eighty-Six Thousand Four Hundred Twenty-Four Only) as on 04-12-2024	Reserve Price	₹ 53,61,764/-
			EMD	₹ 5,36,176.00/-
			Last date of EMD Deposit	18-05-2026
			Date of Auction	19-05-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 50,000/-

DESCRIPTION OF SECURED ASSET: All that piece and parcel of the land bearing of Mouza- Rajdehgao, P. H. No. 3, Khasra No. 264/2/27, 265/2/35, 264/2/36, 264/2/38, 264/2/39, Plot No. 26 Total admeasuring 1277.75sq.ft. (118.75sq.mtr.) & Plot No. 34 Total admeasuring 1188.22sq.ft. (110.43sq.mtr.) & Plot No. 35 Total admeasuring 1213.83sq.ft. (112.81sq.mtr.) Plot No. 37 Total admeasuring 1290.44sq.ft. (119.93sq.mtr.) & Plot No. 38 Total admeasuring 1316.05sq.ft. (122.31sq.mtr.) Tahsil & Dist - Bhandara **Plot No. 26 - EAST - Plot No. 21 WEST - Layout Road NORTH - Plot No. 27 SOUTH - Plot No. 25 Plot No. 34- EAST - Layout Road WEST - Open Land NORTH - Plot No. 33 SOUTH - Plot No. 35 Plot No. 35 - EAST - Layout Road WEST - Open Land NORTH - Plot No. 34 SOUTH - Plot No. 36 Plot No. 37 - EAST - Layout Road WEST - Open Land NORTH - Plot No. 36 SOUTH - Plot No. 38 Plot No. 34- EAST - Layout Road WEST - Open Land NORTH - Plot No. 37 SOUTH - Plot No. 39.**

2	1. AVSAR INCORPORATION 2. VAISHALI VIJAYRAO WAGHMARE Loan Account Number: UGHYDTH0000014690	13(2) Date of Notice: 04-02-2025 Outstanding Amount: Rs.1,86,52,953.00/- (Rupees One Crore Eighty Six Lakh Fifty Two Thousand Nine Hundred Fifty Three Only) as on 10-Jul-2025	Reserve Price	Rs.36,94,740/-
			EMD	Rs. 3,69,474/-
			Last date of EMD Deposit	18.05.2026
			Date of Auction	19.05.2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 50,000/-

Description of Secured Asset(s): **Ind Property :** All that piece and parcel of the land bearing Mouza-Borgaon, P. H. No. 8-A, Ward No. 62, Khasra No. 166, Sheet No. 75, City Survey No. 676, House No. 572 total admeasuring 16146.00sq.ft. (1500.00sq.mtr.) there on constructed R.C.C. superstructure Multi-Storeyed Building Scheme Known and styled as "PRESTIGE RESIDENCY" at the land together with undivided proportionate 2.90% of share and interest on land Apartment No. 502 situated at Fifth floor in having Super Build up Area total admeasuring 88.84sq.mtrs. Tahsil & Dist -Nagpur In East By - Flat No. 501, In West By - Front Marginal Space, In North By - Flat No. 503, In South By - Front Marginal Space

3	1. AVSAR INCORPORATION 2. VAISHALI VIJAYRAO WAGHMARE Loan Account Number: UGHYDTH0000014690	13(2) Date of Notice: 04-02-2025 Outstanding Amount: Rs.1,86,52,953.00/- (Rupees One Crore Eighty Six Lakh Fifty Two Thousand Nine Hundred Fifty Three Only) as on 10-Jul-2025	Reserve Price	Rs. 95,71,190
			EMD	Rs 9,57,119
			Last date of EMD Deposit	18-05-2026
			Date of Auction	19-05-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 1,00,000/-

Description of Secured Asset(s): **1st Property :** All that piece and parcel of the land bearing of Mouza-Sitaburdi, Circle No. 19/28, Ward No. 2, Sheet No. 5/77, City Survey No. 3415, House No. 554 (old), 314 (New) Total admeasuring 463.93sq.ft (43.10sq.mtr.) Tahsil & Dist - Nagpur EAST-Galli & House of Mr. Krushna Pathak & Mr. Shankar Hari, WEST - House of Mr. Boikhe, NORTH - Open Land & Nandkishor Press, SOUTH - Galli.

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 details : Anil Khude : 8793238503, Mangesh Patil: 8082054151

Place: MAHARASHTRA
 Date: 01-05-2026

Sd/-(Authorised Officer)
 For UGRO Capital Limited