



# U GRO Capital Limited

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

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE OF 30 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 PROVISO 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:

Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction		
1. Umiyashankar And Company 2. Kanhaiyalal Uttamchand Amesar 3. Reena Kanhaiyalal Amesar 4. Neeraj Kanhaiyalal Amesar Loan Account Number: UGNPSS0000034922	13(2) Date of Notice: 5-Mar-25	Reserve Price	Rs. 15,350,000/-	
		EMD	Rs. 1,535,000/-	
	Outstanding Amount: Rs. 1,12,72,652.48/- as on 5-Mar-25	Last date of EMD Deposit	3/10/2025	
		Date of Auction	4/10/2025	
		Time of Auction	11 AM to 01 PM	
		Incremental Value	Rs. 1,00,000/-	

**Description of Secured Asset(s):** All that piece and parcel of the land bearing of Mouza Nagpur, Ward No. 39, Sheet No. 142, City Survey No. 154, House No. 38 Total admeasuring 479.69sq.mtrs. there on constructed R.C.C. superstructure Known and styled as at the land together with undivided proportionate 3.59% of share and interest on "MADHAVLEELA" comprising Block No. FF-6 situated at First floor in having Build up Area total admeasuring 569.00sq.ft. (52.86sq.mtrs.) Tahsil & Dist -Nagpur **EAST** - Road **WEST** - House of Shantilal Chunilal **NORTH** - M/s Jugal Kishor Kailash Chandra's House **SOUTH** - 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](http://www.ugrocapital.com) or contact the undersigned at [authorised.officer@ugrocapital.com](mailto:authorised.officer@ugrocapital.com)

Place: Maharashtra  
Date: 30.08.2025

Sd/-(Authorised Officer)  
For UGRO Capital Limited