



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 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 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:

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
1.	1. AVSAR INCORPORATION 2. VAISHALI VIJAYRAO WAGHMARE Loan Account Number: UGNGPSS0000059056/UGNGPSS0000017770	13(2) Date of Notice: 14-JUL-2025 Outstanding Amount: Rs.1,86,52,953.00/- as on 10-07-2025	Reserve Price	Rs. 1,18,16,285/-
			EMD	Rs. 11,81,629/-
			Last date of EMD Deposit	12-02-2026
			Date of Auction	13-02-2026
			Time of Auction	11 AM to 01 PM
		Incremental Value	Rs. 1,00,000/-	

DESCRIPTION OF SECURED ASSET:- 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. Krishna Pathak & Mr. Shankar Hari **West** - House Of Mr. Bolkhe **North** - Open Land & Nandkishor Press **South** - Galli

2.	1. AVSAR INCORPORATION 2. VAISHALI VIJAYRAO WAGHMARE Loan Account Number: UGNGPSS0000017770/UGNGPSS0000059056	13(2) Date of Notice: 14-JUL-2025 Outstanding Amount: Rs.1,86,52,953.00/- as on 10-07-2025	Reserve Price	₹ 45,61,408/-
			EMD	₹ 4,56,141/-
			Last date of EMD Deposit	12-02-2026
			Date of Auction	13-02-2026
			Time of Auction	11 AM to 01 PM
		Incremental Value	Rs. 50,000/-	

DESCRIPTION OF SECURED ASSET:- IInd 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. Dhanshree Enterprises 2. Tejraj Ramchandra Meshram 3. Shreddha Tejraj Meshra Loan Account Number: HCFNGPSEC00001036565	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	₹ 66,19,463/-
			EMD	₹ 6,61,947/-
			Last date of EMD Deposit	12-02-2026
			Date of Auction	13-02-2026
			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.

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 Number- 8169128001 (Pranay Patil)

Place: NAGPUR
Date: 28.01.2026

Sd/-(Authorised Officer)
For UGRO Capital Limited