



U GRO CAPITAL LIMITED

B-17, Fourth Floor, Art Guild House, Phoenix Market City, Kurla (West), 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 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:

Sr.No.	Details of Borrower(s) / Guarantor(s)	Details of Demand Notice	Details of Auction	
1	1. PRINT ZONE 2. HARINARAYAN PUSAV SHAHU 3. YOGESH HARINARAYAN SHAHU 4. UMA YOGESH SHAHU Loan Account Number: UGNGPTH0000014602	13(2) Date of Notice: 5th June, 2025 Outstanding Amount: ₹40,55,818/- (Rupees Forty Lakh Fifty Five Thousand Eight Hundred Eighteen Only)	Reserve Price	₹ 50,71,500/-
			EMD	₹ 5,07,150/-
			Last date of EMD Deposit	28-09-2026
			Date of Auction	29-09-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 20,000/-

Description of Secured Asset(s): All that piece and parcel of land at: Mouza Manewada, Khasra No. 65 & 66, Plot No. 17, admeasuring 721.61 sq.ft. (67.04 sq.mtr.), Sheet No. 425/34, 416/35, 415/34, City Survey No. 582, Tahsil & District Nagpur. Boundaries: East: Plot No. 18, West: Plot No. 16, North: Road & South: Plot No. 30.

Sr.No.	Property 1	Details of Auction	
1.	Surya Enterprises Proprietor Devendra Suryabhan Fule 2. Devendra Suryabhan Fule 3. Vaishali Devendra Fule 4. Suryadeva Traders And Hardware Loan Account Number: PSEC00001040032	13(2) Date of Notice: 28th January, 2026 Outstanding Amount: ₹69,24,972 (Rupees Sixty-Nine Lakh Twenty-Four Thousand Nine Hundred Seventy-Two Only)	Reserve Price ₹ 18,93,600/- EMD ₹ 1,89,360/- Last date of EMD Deposit 28-09-2026 Date of Auction 29-09-2026 Time of Auction 11 AM to 01 PM Incremental Value Rs. 10,000/-

Description of Secured Asset(s): Property 1 - Property situated at Mouza Thana, Tahsil & District Bhandara, comprising shops in DANDARE COMPLEX, including: Shop No. G-05

Sr.No.	Property 2	Details of Auction	
1.	Surya Enterprises Proprietor Devendra Suryabhan Fule 2. Devendra Suryabhan Fule 3. Vaishali Devendra Fule 4. Suryadeva Traders And Hardware Loan Account Number: PSEC00001040032	13(2) Date of Notice: 28th January, 2026 Outstanding Amount: ₹69,24,972 (Rupees Sixty-Nine Lakh Twenty-Four Thousand Nine Hundred Seventy-Two Only)	Reserve Price ₹ 76,01,600/- EMD ₹ 7,60,160/- Last date of EMD Deposit 28-09-2026 Date of Auction 29-09-2026 Time of Auction 11 AM to 01 PM Incremental Value Rs. 50,000/-

Description of Secured Asset(s): Property 2 - Property situated at Mouza Thana, Tahsil & District Bhandara, comprising shops in DANDARE COMPLEX, including: 1. Shop No. F-04, 2. Shop No. F-05, 3. Shop No. F-08, Shop No. F-09

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

Date: 28.08.2026. Place: Nagpur & Bhandara

Sd/-, Authorised Officer, For UGRO Capital Limited

