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 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 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" basis, by way of private treaty after 15 days from this notice, for recovery of Rs. 1,86,52,953/- (Rupees One Crore Eighty-Six Lakh Fifty-Two Thousand Nine Hundred Fifty-Three Only) as on 10-Jul-2025** 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) namely **1. AVSAR INCORPORATION 2. VAISHALI VIJAYRAO WAGHMARE. The Reserve Price will be Rs. 70,00,000/- and the earnest money deposit will be Rs. 7,00,000/-.**

DESCRIPTION OF SECURED ASSET(S):

All that piece and parcel of land bearing- Ist 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. Bolkhe, 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 or feel free to contact our RCM Mr. Jaspreet Sangari: 9978306786 and SCM Mr. Neeraj Dhawan: 7303026558.**

Place: NAGPUR
Date: 30.09.2026

Sd/- (Authorised Officer)
For UGRO Capital Limited