U GRO Capital Limited

B-17, B Wing, 4th Floor, Art Guild House, Behind Phoenix Market City Mall, Lal Bahadur Shastri Marg, Kurla (West), Mumbai - 400070. Maharashtra.

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. PRINT ZONE 2. HARINARAYAN PUSAV SHAHU 3. YOGESH HARINARAYAN SHAHU 4. UMA YOGESH SHAHU **Loan Account Number: UGNGPTH0000014602**	**13(2) Date of Notice:** 05-Jun-2025 **Outstanding Amount: Rs. 40,55,818.00/-** (Rupees Forty Lakh Fifty-Five Thousand Eight Hundred Eighteen Only) as on 05-Jun-2025	**Reserve Price**	**₹ 45,64,350/-**
			EMD	**₹ 4,56,435/-**
			Last date of EMD Deposit	**26-10-2026**
			Date of Auction	**27-10-2026**
			Time of Auction	**11 AM to 01 PM**
			Incremental Value	**Rs. 50,000/-**

Description of Secured Asset(s): All that piece and parcel of the land bearing of Mouza-Manewada, Khasra No. 65 & 66, Plot No. 17 Total admeasuring 721.61 sq.ft (67.04sq.mtr) Sheet No. 425/34. 416/35, 415/34, City Survey No. 582 Tahsil & Dist - Nagpur **Bounded By :** EAST - Plot No. 18, WEST - Plot No. 16, NORTH - Road, SOUTH - Plot No. 30.

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 **for any query contact SCM Anil Khude : 8793238503 and CM Rushabh Kachi : 7058705114.**

Please refer to the link provided in U GRO Capital Limited/Secured Creditor's **website. i.e. https://sarfaesi.auctiontiger.net or contact the undersigned at support@auctiontiger.net for online Auction.**

Place: NAGPUR, MAHARASHTRA
Date: 10.10.2026

Sd/- (Authorised Officer)
For UGRO Capital Limited