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 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:

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
1	1. EVAAN CATERING 2. ALL LEAVING AND PRESENT LEGAL HEIRS OF THE DECEASED YOGESH KIRNAPURE 3. URVASHI YOGESH KIRNAPURE 4. NARAYAN GULABRAO KIRNAPURE 5. SHARDA NARAYAN KIRNAPURE Loan Account Number: UGNAPMS0000063734	13(2) Date of Notice: 05-Mar-2026 Outstanding Amount: Rs. 39,77,852.00/- (Rupees Thirty-Nine Lakh Seventy Seven Thousand Eight Hundred Fifty Two Only)	Reserve Price	₹ 60,00,000/-
			EMD	₹ 6,00,000/-
			Last date of EMD Deposit	30-11-2026
			Date of Auction	01-12-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 1,00,000/-

Description of Secured Asset(s): All that part and parcel of immovable property bearing Property situated at Mouza-Nanda, Grampanchayat Koradi, P. H. No. 12, Ward No. 5, Plot No. 10-B Total admeasuring 3067.74 sq. ft. (285.00 sq. mtr.) House No. 198 Tahsil- Kamthi & Dist- 441111 Nagpur and **bounded by:** North – House of Samritkar, South – House of Mr. Pangul & Mr. Navghine, East – House of Mr. Manghate & Aatkare, West – Road.

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
2	1. KASIM FRESH CHIKEN SHOP 2. KASIMKHAN HANIFKHAN KHAN 3. NILOFAR KASIM KHAN Loan Account Number: UGWHAMS0000084549	13(2) Date of Notice: 20-Jun-2026 Outstanding Amount: Rs. 20,39,982.00/- (Rupees Twenty Lakh Thirty Nine Thousand Nine Hundred Eighty Two Only) as on 20-Jun-2026	Reserve Price	₹ 30,00,000/-
			EMD	₹ 3,00,000/-
			Last date of EMD Deposit	30-11-2026
			Date of Auction	01-12-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 50,000/-

Description of Secured Asset(s): All that part and parcel of immovable property bearing MOUZA. SATODA, MOUZA NO. 139, P. H. NO. 22, SURVEY NO.OLD 30 & NEW 34, PLOT NO.39 PORTION OFGEASTERN SIDE PART, HOUSE NO.2048,LATEST ASESSMENT COPY AND TAX RECEIPT HOUSE NO. 3182, WARD NO.5, TAH & DIST. WARDHA. 442001, And having area 75.00 Sq. Mtr. admeasuring 807.00 Sq.fit., Construction area 1614 Sq. Ft and **bounded by:** North-Layout Road South-Plot No. 22, East-Plot No. 40, West-Remaining Plot Of Owner.

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
3	1. NEW HOTEL LUCKY 2. SAMIR KHAN VASIM KHAN 3. JEBA SAMIR KHAN Loan Account Number: UGNAPSS0000074193	13(2) Date of Notice: 31-Mar-2026 Outstanding Amount: Rs. 69,04,331.00/- (Rupees.Sixty-Nine Lakh Four Thousand Three Hundred Thirty-One Only) as on 30-Mar-2026	Reserve Price	₹ 90,00,000/-
			EMD	₹ 9,00,000/-
			Last date of EMD Deposit	30-11-2026
			Date of Auction	01-12-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 1,00,000/-

Description of Secured Asset(s): All that part and parcel of immovable property bearing Property situated at. Mouza - Bhandewadi Corporation House No.1925/03 Kh.No.35, City Survey No.506, Sheet No 493/9 Ward No 21 Mouza Bhandewadi Tah & Dist Nagpur-440035. **bounded by:** North Road, South: House of Firoz Khan, East: House of Mehmood Qureshi, West: House of Sheikh Imran.

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
4	1. SHENDE TRADERS 2. GAUTAM BHIMRAO SHENDE 3. RAJRATNA GAUTAM SHENDE 4. RAJSHREE BHIMRAO SHENDE Loan Account Number: UGNAPMS0000078120	13(2) Date of Notice: 01-Apr-2026 Outstanding Amount: Rs. 48,07,437.00/- (Rupees Forty-Eight Lakh Seven Thousand Four Hundred Thirty-Seven Only) as on 30-Mar-2026	Reserve Price	₹ 1,00,00,000/-
			EMD	₹ 10,00,000/-
			Last date of EMD Deposit	30-11-2026
			Date of Auction	01-12-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 1,00,000/-

Description of Secured Asset(s): Schedule III (Description Of The Mortgaged Property) Plot No 39 Mouza Nari P.H.N. No.11 Ward No.57 Kha Sra No 149 Corporation House No2794/39 Sheet No 331/105 .City Survey No.353 Near Lord Lady Convent Tah & Dist Nagpur 440026 Nagpur And **Bounded By:** North: Road, South: Plot No.44, East: Plot No.38, West: Plot No.40.

Sl. No.	Details of Borrower(s)/ Guarantor(s)	Details of Demand Notice	Details of Auction	
5	1. TOTAL SECURITY SYSTEM 2. SHRIKANT RAMAJI DUBEY 3. BABITA SHASHI DUBEY 4. SHASHIKUMAR SHRIKANT DUBEY Loan Account Number: UGNMOMS0000072227	13(2) Date of Notice: 10-Jul-2026 Outstanding Amount: Rs. 37,88,977.00/- (Rupees Thirty-Seven Lakh Eighty-Eight Thousand Nine Hundred Seventy-Seven Only) as on 07-Jul-2026	Reserve Price	₹ 50,00,000/-
			EMD	₹ 5,00,000/-
			Last date of EMD Deposit	30-11-2026
			Date of Auction	01-12-2026
			Time of Auction	11 AM to 01 PM
			Incremental Value	Rs. 50,000/-

Description of Secured Asset(s): All that part and parcel of immovable property bearing Property situated at. Mouza Gujarkhedi, B. No. 63, P.H.No. 33, Grampanchayat Waghoda, Ward No. 1, Grampanchayat Waghoda and **bounded by:** North :20 Feet Road, Malmatta No. 429, Tah. Saoner, Dist. Nagpur. 441107 Nagpur and **bounded by:** North :20 Feet Road, Malmatta No. 429, Tah. Saoner, Dist. Nagpur. 441107 Nagpur South :Mr. Sevakram Tutu Patel Premise, East :Open Space Premise no. 11, West:Waghoda 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** or contact the undersigned at **authorised.officer@ugrocapital.com** or feel free to contact **RCM Amol Sambhus: 9979889076** and **SCM Anil Khude: 8793238503.**

Sd/-(Authorised Officer)
For UGRO Capital Limited

Place: NAGPUR
Date: 30.10.2026