



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 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 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:

| Sl. No. | Details of Borrower(s)/ Guarantor(s) | Details of Demand Notice | Details of Auction | |
|---------|---|--|--------------------------|--------------------|
| 1. | 1. SUPER AND PERFECT INDUSTRIES 2. USHA JAISWAL 3. SANDEEP SATYA-NARAYAN JAISWAL 4. PRADEEP SATYA-NARAYAN JAISWAL Loan Account Number: UGNPSS0000076037 | 13(2) Date of Notice: 14-10-2025 | Reserve Price | Rs. 83,36,244.00/- |
| | | | EMD | Rs. 8,33,624.04/- |
| | | | Last date of EMD Deposit | 04-03-2026 |
| | | Outstanding Amount: Rs. 76,79,928.00/- as on 06-10-2025 | Date of Auction | 05-03-2026 |
| | | | 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 Admeasuring 99.29 Sq.Mtr. Situated At House No.196, Ward No.20, Division No.1, Cts No.227, Shed No.289, Tehsil & Dist-Nagpur-440009 **North:** House Of Mr. Fagorao Kamble **South:** Mr. Lialadhar Maheshkar **East:** House Of Mr. Moreshwar Dhawagade **West:** Open Space And Govt. Washroom

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: 29.01.2026

Sd/-(Authorised Officer)
For UGRO Capital Limited