



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 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:

Details of Borrower(s) / Guarantor(s)	Details of Demand Notice	Details of Auction		Property Details
1. SURYA ENTERPRISES PROPRIETOR DEVENDRA SURYABHAN FULE 2. DEVENDRA SURYABHAN FULE 3. VAISHALI DEVENDRA FULE 4. SURYADEVA TRADERS AND HARDWARE Loan Account Number: HCFNGPSEC00001040032	13(2) Date of Notice: 28/01/2026 Outstanding Amount: Rs. 69,24,972.00/- (Rupees Sixty-Nine Lakh Twenty-Four Thousand Nine Hundred Seventy- Two Only) as on 27/01/2026	Reserve Price for Property 1	Rs. 19,00,000/-	Shop No. G-05
		EMD Price for Property 1	Rs. 1,90,000/-	
		Reserve Price for Property 2	Rs. 18,02,000/-	Shop No. F-04
		EMD Price for Property 2	Rs. 18,02,00/-	
		Reserve Price for Property 3	Rs. 18,76,800/-	Shop No. F-05
		EMD Price for Property 3	Rs. 1,87,680/-	
		Reserve Price for Property 4	Rs. 19,78,800/-	Shop No. F-08
		EMD Price for Property 4	Rs. 1,97,880/-	
		Reserve Price for Property 5	Rs. 19,44,800/-	Shop No. F 09
		EMD Price for Property 5	Rs. 1,94,480/-	
EMD Date		10-08-2026		
Date and Time of Auction		11-08-2026 at 11 AM to 01 PM		

DESCRIPTION OF SECURED ASSET

Property 1: Shop No. G-05 in having Build up Area total admeasuring 24.461 sq.mtrs. situated at Ground Floor, "Dandhare Complex", Kh No. 150/2, Gat No. 318, T.S.No. 2, Mouza - Thana, Tah And Dist. - Bhandara - 441906.

Property 2: Shop No. F-04 in having Build up Area total admeasuring 24.600 sq.mtrs situated at Ground Floor, "Dandhare Complex", Kh No. 150/2, Gat No. 318, T.S.No. 2, Mouza - Thana, Tah And Dist. - Bhandara - 441906.

Property 3: Shop No. F-05 in having Build up Area total admeasuring 25.665sq.mtrs situated at Ground Floor, "Dandhare Complex", Kh No. 150/2, Gat No. 318, T.S.No. 2, Mouza - Thana, Tah And Dist. - Bhandara - 441906.

Property 4: Shop No. F-08 in having Built up Area total admeasuring 27.044sq.mtrs.situated at Ground Floor, "Dandhare Complex", Kh No. 150/2, Gat No. 318, T.S.No. 2, Mouza - Thana, Tah And Dist. - Bhandara - 441906.

Property 5: Shop No. F 09 in having Built up Area total admeasuring 26.540 sq.mtrs.at Ground Floor, "Dandhare Complex", Kh No. 150/2, Gat No. 318, T.S.No. 2, Mouza - Thana, Tah And Dist. - Bhandara - 441906.

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 contact the undersigned at authorised.officer@ugrocapital.com For further quires Collection Manager : Rushabh Kachi 7058705114, SCM : Anil Khude 8793238503.

Place: NAGPUR, MAHARASHTRA

Date: 08.07.2026

Sd/- (Authorised Officer)
For UGRO Capital Limited