



SITAARA HOUSING FINANCE LTD

(Formerly known as Sewa Grih Rin Ltd)
Registered office: 1st Floor, 216/C-12, Old No. C-12, Plot No. 13-B, Guna Nanak Pura,
Laxmi Nagar, Delhi-110092

E-Auction Sale Notice

(See Rule 8(6) & (7) read with Rule 9 (1)
Security Interest (Enforcement) Rules, 2002)

1. Authorized Officer: Gautam Shrawan Ukey, Mob.: 7447445584 E-Mail ID: gautam.ukey@sgrlimited.in
2. Auction Service Provider – C1 India Private Limited, Contact Person – Balaji Mannur, Mob. no. 7977701080

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular by the Authorized Officer of Sitaara Housing Finance Limited (Formerly known as Sewa Grih Rin Limited) that physical possession of the below mentioned properties mortgaged to Sitaara Housing Finance Limited (Formerly known as Sewa Grih Rin Limited) (Secured Creditor) have already been taken over under provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and whereas the secured creditor acting through its Authorized Officer in exercise of its rights under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 will put below mentioned properties to E-auction for the recovery of amount due (along with further interest, charges, etc.) from Borrower, Co-Borrower (s) and Mortgagor (s). Offers/Bids are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', and 'Without Recourse Basis' as such sale is without any kind of warranties and indemnities. The below mentioned properties will be sold by way of Online E-Auction through website <https://www.bankauctions.com> and will be conducted through the SGRL approved online auction service provider "C1 India Private Limited".

Inspection Date & Time: 17-Aug-2026 till 6:00 PM

Last Date of submission of Bid/EMD: 19-Aug-2026 till 5:00PM

Date & Time of e-auction: 20-Aug-2026 at 10:00 AM TO 02:00 PM (with 5 minute auto extensions)

Sr. No	Borrower(s) /Co-Borrower(s)/ Mortgagor (s)/ Guarantor (s)	Outstanding Amount (Rs.)	Description of the immovable property (Secured Assets)	Reserve Price (RP) (Earned Money Deposit) (EMD) (10% of RP)	Minimum Incremental Bid Value
1.	1. Mrs. Kamla Pawan Parteli, W/o Mr. Pawan Parteli (Borrower) 2. Mr. Pawan Sambhalsingh Parteli S/o Mr. Sambhalsingh Parteli (Co-Borrower) 3. Mr. So Raj Pawan Parteli, S/o Mr. Pawan Parteli (Co-Borrower)	In Loan Account No. H3GP000005007202 Rs. 6,34,830.00/- (Six lakh thirty four thousand eight hundred thirty Only) as on 31.01.2025	House / Property No. 243, Dhamangaon, Tehsil Mauda, District Nagpur, Maharashtra Boundaries: East: Cement Road, West: Vacant Land, North: Vacant Land, South: House of Sonu Larkhe The area of the mortgaged property plot is 1,050 sq.ft.	Rs. 8,97,750/- Rs. 89,775/-	Rs. 10,000/-
2.	1. Mrs. Rekha Siddharth Meshram w/o Siddharth Meshram (Borrower) 2. Mr. Siddharth Jagan Meshram s/o Jagan Meshram (Co-Borrower) 3. Mr. Kishore Khemaji Hirekar s/o Khemaji Hirekar (Guarantor)	In Loan Account No. H4RR000005008084 Rs. 5,25,607.00/- (Five lakh twenty five thousand six hundred seven Only) as on 31-01-2025	Mouza Waki Gram Panchayat, House No. 603, Ward No. 03, Nagpur, MH Boundaries: East: Road, West: Mr. Hemant Jogi, North: Mrs. Parvati Meshram's house, South: Road The area of the mortgaged property plot is 750 sq.ft.	Rs. 10,46,250/- Rs. 1,04,625/-	Rs. 10,000/-
3.	1. Mrs. Manisha Devanand Bansod w/o Mr. Devanand Bansod (Borrower) 2. Mr. Devanand Nanerao Bansod s/o Mr. Nanerao Bansod (Co-Borrower) 3. Mr. Suraj Shriram Kawale s/o Mr. Shriram Kawale (Guarantor)	In Loan Account No. H3GP000005007260 Rs. 7,14,754.00/- (Seven lakh fourteen thousand seven hundred fifty four Only) as on 31-12-2024	House/ Property No. 455, Bhawad, Tehsil Pauri, District Bhandara, Maharashtra. Boundaries: East: Gram Panchayat Road, West: House of Ravi Nikhade, North: House of Madan Bansod, South: House of Jaygopal Bhavte The area of the mortgaged property plot is 1264 Square Meters.	Rs. 13,52,800/- Rs. 1,35,280/-	Rs. 10,000/-
4.	1. Mrs. Manda Madhukar Mungle wife of Mr. Madhukar Mungle (Borrower) 2. Mr. Madhukar Keshavrao Mungle s/o Mr. Keshavrao Mungle (Co-Borrower) 3. Mrs. Poonam Madhukar Mungale w/o Mr. Madhukar Mungale (Co-Borrower) 4. Mr. Shrikrishna Ghanshyam Uke s/o Mr. Ghanshyam Uke (Guarantor)	In Loan Account No. L1GP000005009794 & HLP100006129 Rs. 7,83,754.47/- (Seven Lakh Eighty Three Thousand Seven Hundred Fifty Four & Paise Forty Seven Only) as on 26-05-2025	Gram Panchayat House No. 301, Mauza Warda, Ward No. 2, Near Manubhav Asharam, Ramtek Road Gram Panchayat Warda, The, Parshvini & Dist. Nagpur, MH East: Road and thereafter house of Mr. Ishwar Suryavarn, West: House of Chhatrapal Dupare, North: House of Mr. Manohar Mungale, South: House of Smant -Pnjare & thereafter road, The area of the mortgaged property plots 697 sq. ft & 323 sq. ft.	Rs. 10,89,100/- Rs. 1,08,910/-	Rs. 10,000/-
5.	1. Mrs. Babita Premial Nageshwar w/o Mr. Premial Nageshwar (Borrower) 2. Mr. Premial Ramchandra Nageshwar S/o Mr. Ramchandra Nageshwar (Co-Borrower) 3. Mr. Rameshwar Sitkur Choudhary S/o Mr. Sitkur Choudhary (Guarantor)	In Loan Account No. HLP1000005741 Rs. 3,97,954.57/- (Three lakh ninety seven thousand nine hundred fifty four & paise Fifty seven Only) as on 26-05-2025	House No. 61, Ward No. 03, Mouza Isasani, Tehsil Hingna, District Nagpur, Maharashtra East: Road, West: House of Ruppal Matre North: Road, South: House of Mrs. Pushpa Thakre, The area of the mortgaged property plot is 900 Sq. Ft.	Rs. 11,29,500/- Rs. 1,12,950/-	Rs. 10,000/-
6.	1. Mrs. Reena Vikas Shendre w/o Mr. Vikas Shendre Borrower (Borrower) 2. Mr. Vikas Parvat Shendre s/o Mr. Parvat Shendre (Co-Borrower) 3. Mr. Prabhu Chango Shendre s/o Chango Shendre (Co-Borrower) 3. Mr. Krishna Motiram Madavi s/o Motiram Madav (Guarantor)	In Loan Account No. H4GP000005007143 Rs. 6,64,546.92/- (Six lakh sixty four thousand five hundred forty six & paise ninety two Only) as on 26-05-2025	Address: House No. 153, Daitmangli, Tehsil Lakhni, District Bhandara Maharashtra East: Road, West: Plot of Jagdish Waghave, North: Land of Rama Madavi, South: House of Lal Singh Uke, The area of the mortgaged property plot is 1176 Sq. mtr.	Rs. 7,22,520/- Rs. 72,252/-	Rs. 10,000/-
7.	1. Mrs. Pushplata Sarde W/o Shri Shashikant, (Borrower) 2. Shri Shashikant Sarde S/o Shri Surendra (Co-Borrower) 3. Shri Atul Dixit Sarde, (Guarantor)	In Loan Account No. H4RR000005003441 Rs. 8,79,342.19/- (Eight lakh seventy nine thousand three hundred forty two & paise nineteen Only) as on 06.06.2025	House No. 544, Sundertola, Tumsar, Bhandara, Maharashtra, 441907. Area of the mortgaged property plot is 1200 sq. ft. Boundaries: East - Open land, West - Main Road, North- Open Plot, South- House Chhayabai Gajbihe. The area of the mortgaged property plot is 1200 Sq. Ft.	Rs. 17,82,000/- Rs. 1,78,200/-	Rs. 10,000/-
8.	1. Mrs. Bhagyashree Muneshwar Warkade w/o Mr. Muneshwar Warkade (Borrower) 2. Mr. Muneshwar Indal Warkade s/o Mr. Indal Wark (Co-Borrower) 3. Mr. Vinod Dulichand Dhurve s/o Mr. Dulichand Janglu Dhurve (Guarantor)	In Loan Account No. H3GP000005007786 Rs. 6,11,471.28/- (Six lakh eleven thousand four hundred seventy one & paise twenty eight Only) as on 11-06-2025	Property No. 457, Chikhli Tehsil Tumsar Distt. Bhandara Maharashtra Boundaries: East - Radheshyam Wadve, West - House of Deepak Uke, North: Bawanthadi Kawla, South- Road. The area of the mortgaged property plot is 1800 Sq. Ft.	Rs. 27,00,000/- Rs. 2,70,000/-	Rs. 10,000/-
9.	1. Mrs. Shakuntal Vitthal Rao Bhautkar W/o Vitthal Rao Bhautkar (Borrower) 2. Mr. Vitthal Rao Daulatrao Bhautkar S/o Daulat Bhautkar (Co-Borrower) 3. Mr. Siddharth Vitthal Rao Bhautkar S/o Vitthal Rao Bhautkar (Co-Borrower) 4. Mr. Chandramani Vitthal Rao Bhautkar S/o Vitthal Rao Bhautkar (Co-Borrower) 5. Mr. Arjun Nanakchand Ji Bhautkar S/o Nanakchand Ji Bhautkar (Guarantor)	In Loan Account No. L1GP000005001451 Rs. 8,69,913.34/- (Eight lakh sixty nine thousand nine hundred thirteen & paise thirty four Only) as on 06.06.2025	Mauza-Chicholi (Khaperkheda), Gram Panchayat Chicholi (Khaperkheda), House No. 151, Tehsil-Savner, District Nagpur, Maharashtra. Boundaries: East - Tulsisdas Khobragade's house, West - Road, North: Bhakaru Meshram's house, South- Open land. The area of the mortgaged property plot is 1200 Sq. Ft.	Rs. 14,80,950/- Rs. 1,48,095/-	Rs. 10,000/-
10.	1. Mrs. Asha Raju Thavkar w/o Mr. Raju Thavkar (Borrower) 2. Mrs. Shobha Sukhdev Bhagat wife of Mr. Sukhdev Bhagat (Co-Borrower) 3. Mr. Raju Laxman Thavkar son of Mr. Laxman Thavkar (Co-Borrower) 4. Mr. Akash Raju Thavkar son of Mr. Raju Thavkar (Co-Borrower) 5. Mr. Shushak Valmik Wahane son of Valmik Wahane (Guarantor)	In Loan Account No. H3CP000005002142 Rs. 4,68,017.65/- (Four lakh sixty eight thousand seventeen & paise sixty five Only) as on 06.06.2025	Mouza Tumsar, Nagar Parishad Tumsar, Kharsa No. 807/02 and 808, House No. 75, Plot No. 18, Tehsil Tumsar, District Bhandara- Maharashtra. Boundaries: East- Plot 21, West- Plot 17, North: Road, South- Plot 16. The area of the mortgaged property plot is 768 Sq. Ft.	Rs. 9,54,720/- Rs. 95,472/-	Rs. 10,000/-
11.	1. Mrs. Kavita Sukhdev Nehare, Wife of Mr. Sukhdev Nehare (Borrower) 2. Mr. Sukhdev Bhavrao Nehare, Son of Mr. Bhavrao Nehare (Co-Borrower) 3. Mr. Bhavrao Narayan Nehare, Son of Mr. Narayan Nehare (Co-Borrower)	In Loan Account No. H4RR000005010634 Rs. 4,42,464.77/- (Four lakh forty two thousand four hundred sixty four & paise seventy seven Only) as on 10-08-2025	PH. No. 43, Ward No. 04, House No. 595/1, Mouza Gram Panchayat Badegaon, Tehsil Saoner, Nagpur, Maharashtra. Boundaries: East - Road, West - Ravindra Waghave's House, North: Road, South- Road. The area of the mortgaged property plot is 525Sq.	Rs. 6,86,250/- Rs. 68,625/-	Rs. 10,000/-
12.	1. Mrs. Leela Damodhar Nehare wife of Damodhar Nehare (Borrower) 2. Mr. Dama Bhaurao Nehare son of Bhaurao Nehare (Co-Borrower) 3. Mr. Ravindra Damodhar Nehare son of Damodhar Nehare (Co-Borrower)	In Loan Account No. H4RR000005008563 Rs. 4,34,070.27/- (Four lakh thirty four thousand seventy & paise twenty seven Only) as on 11-06-2025	Mauza Badegaon, Ward-No. 04, House No. Old 583 / New 595, Nagpur, Maharashtra Boundaries: East - House No. 595, West - Dama Ji's House, North: Gram Panchayat Road, South- Laxman Dalvi's House. The area of the mortgaged property plot is 1025 Sq. Ft.	Rs. 6,86,250/- Rs. 68,625/-	Rs. 10,000/-

TERMS AND CONDITIONS: 1. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of properties put on auction and claims/rights/dues/affecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the company. The responsible in any way for any third-party claims/ rights/ dues/ outstanding statutory dues/ taxes, etc. 2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as 10% of above Reserve Price on or before the last date. All participants/bidders are required to submit their bids online on the web portal of online auction service provider "C1 India Private Limited" and the highest bidder shall be declared as Successful Bidder in whose favor Sale of aforesaid secured asset would take place. Bids submitted in any other form/ incomplete bids are liable to be rejected. For details please contact above persons of M/s C1 India Private Limited on <https://www.bankauctions.com>; Contact Person Mr. Balaji Mannur, Mobile no. 7977701080 Support no. 07291981124/25/26, Email ID: support@bankauctions.com; mannur.govindarajan@c1india.com. 4. The online bidder hereby agrees that once he/she has formally registered a qualified Bid before the Authorized Officer, he/she will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider. Bid Forms shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above. For details please contact above persons of M/s C1 India Private Limited on <https://www.bankauctions.com>; Contact Person Mr. Balaji Mannur, Mobile no. 7977701080, Support no. 07291981124/25/26, Email ID: support@bankauctions.com; mannur.govindarajan@c1india.com. 5. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer (receipt of which shall be enclosed with the bid) latest by 17.09.2026 till 6:00PM in the following Account with HDFC Bank Ltd. Account Holder Name Sitaara Housing Finance Limited, Account No. - 57500001648343, IFSC Code: HDFC00000080 or by way of DD/ Pay Order drawn in favour of SITAARA HOUSING FINANCE LIMITED, addressed to the Authorized Officer at 1st Floor, 216/C-12, Old No. C-12, Plot No. 13-B, Guna Nanak Pura, Laxmi Nagar, Delhi - 110092. 6. Bid Forms that are not filled up or EMDs received beyond last date will be considered as invalid and shall accordingly be rejected. No interest shall be paid on the EMD. This EMD shall be forfeited to Secured Creditor/SGRL if the successful bidder of this E-Auction, is either, not able to pay 25% of the sale price/bid price (inclusive of EMD) immediately upon acceptance of offer/bids or a day thereafter in terms of Rule 9(3) of SARFAESI Rules, 2002, or wishes to withdraw from Auction post declaration of him as Successful Bidder. The EMDs of unsuccessful bidders shall be returned. 7. The Balance 75% of the sale price/bid price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution/ SITAARA HOUSING FINANCE LIMITED (FORMERLY KNOWN AS SEWA GRIH RIN LIMITED) or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the amounts already paid/deposited by the Purchaser/Bidder shall stand forfeited along with all claims to the property or to any part of the sum for which he may be subsequently sold. Please refer Rule 9(3), 9(4) & 9(5) of SARFAESI Rules 2002 for more details with regards to Time of payment of Sale Price and related timelines. 8. In no eventuality the property would be sold below the Reserve Price. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor. 9. FOR DETAILED TERMS AND CONDITIONS OF THE SALE PLEASE REFER TO OUR WEBSITE www.sglimited.in AND <https://www.bankauctions.com> BEFORE SUBMITTING BIDS AND PARTICIPATING IN THE E-AUCTION PROCEEDINGS. 10. The Borrowers/Guarantors may treat this as notice u/r 8(6) of Security Interest (Enforcement) Rules, 2002 and are hereby given a last and final opportunity to discharge the liability in full (including additional interest and incidental expenses, costs thereon till date) as stated above within 30 days from the date of this notice failing which the assets will be sold as per terms and conditions mentioned above and in the online portal of the auction service provider. For further details, contact the Authorized Officer, at the above-mentioned Office address.

Date : 11.09.2026
Place : MAHARASHTRA

Sd/- Authorized Officer/ Sitaara Housing Finance Limited
(Formerly known as Sewa Grih Rin Limited)