



Singularity Creditworld Private Limited

CIN: U65999MH2019PTC323144

Reg. Address : 16th Floor, D Wing, Trade World, Kamla Mills Compound,
Senapati Bapat Marg, Lower Parel, Mumbai 400013

Star Housing Finance Limited

CIN: U65999MH2019PTC323144

Reg. Address : 603, Western Edge I, Above Metro Cash &
Carry, Borivali East, Mumbai - 400066



PUBLIC NOTICE- TENDER CUM AUCTION FOR SALE OF SECURED ASSET

Notice for sale of immovable assets under "Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, read with provision to Rule 8(6) with Rule 9(1) of the security interest (Enforcement) Rule 2002, is hereby given to the public in general and in particular to the Borrowers and Guarantor that the below/described immovable property mortgaged to the secured creditor, physical possession of which has been taken by the Authorised officer of **Star Housing Finance Limited and Singularity Creditworld Private Limited, under a co-lending arrangement**, the secured creditor, will be sold "As is Whereas" "As is What is" basis on the date as mentioned in the table herein below, for recovery of its dues due to the Company/Secured Credit or from the respective borrowers and Guarantor. The Reserve price and the earnest money deposit as mentioned in the table below:

SCHEDULE OF THE SECURED ASSETS

Name and Address of the Borrower/Guarantor Loan Account No. ASHNAS 7 & TL	Description of the Immovable property	Date of Demand Notice U/S 13(2) of the Act Outstanding Amount as on Possession date U/S 13(4) of the Act	(A) Reserve Price (B) EMD/ Last date of EMD deposit Inspection date and time	Date of Auction
Mrs. Vimal Deoram Parate (Borrower) Mr. Manoj Yashwant Tambekar (Co-borrower) At : Nawalewadi, Post Akole, Ahamdnagar, Maharashtra 422601	All that piece and parcel of the residential land measuring 883 square feet and building constructed thereon bearing Sr. No. 1/71, Plot No. 22 & 23, at Post Nawalewadi, Amrutnagar, Akola, Maharashtra - 422601 and Bounded as under: East: 6 Mtr Road, West: Property of Pande, North: Plot No. 24, South: Plot No. 21	14.08.2025	Rs.35,00,000/-	29 th Sept. 2026 3.00 P.M. To 5.00 P.M.
		Rs.38,89,588/- as on 31.07.2024 and further interest and charges till date of payment 19.12.2025	Rs.10% Above 29 th Sept. 2026 12.00 PM To 3.00 PM	

For any further clarifications with regards to inspection, terms and conditions of auction or submission of tender's kindly contact Star Housing Finance Ltd on **Mob No.09370280045**. Intending bidders may inspect the properties on the date and time as mentioned above.

Terms & Conditions of public auction:-

- 1) Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and condition mentioned in the offer/ tender document to be submitted by the intending bidders.
- 2) The property will be sold on "As is where is" and "As is what is" "whatever there is" and "no recourse" condition, including encumbrances, if any.
- 3) The properties under auction can be inspected on the date & time specified above. For any queries with regards to inspection of properties or submission of tenders, kindly establish contact to The Authorised Officers at respective locations on above mention contact numbers. The interested buyers may send their offers for the above property in a sealed cover along with Demand Draft towards earnest money deposit (EMD) 10% of Reserve Price
- 4) Along with offer documents, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department AND bidder's identity proof and the proof of residence such as copy of the Passport, Election Commission Card, Ration Card, driving license etc
- 5) In no eventuality the property would be sold below the reserve price.
- 6) The bidders present in the auction would be allowed to increase their offer multiples of **Rs.10,000/-** in addition to Reserve Price fixed.
- 7) All dues and outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including Stamp Duty, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be paid by the successful bidder/purchaser.
- 8) The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) within next working days from the acceptance of the offer by the Authorized Officer in respect of the sale, failing which, the earnest money deposit will be forfeited.
- 9) The balance 75% of the Sale price shall have to be paid within 15 days of conveying the confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer
- 10) The Authorized Officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion.
- 11) The Authorized Officer reserves the right to reject any/all bids without assigning any reason. All the bids received from the prospective bidders shall be returned to them without any liability / claim against STAR HOUSING FINANCE LIMITED AND SINGULARITY CREDITWORLD PRIVATE LIMITED.
- 12) The borrower's attention is invited to the provisions of sub section 8 of section 13, of the SARFAESI Act, in respect of the time available, to redeem the secured asset.
- 13) Public in general and borrower(s)/ mortgagor(s) In particular please take notice that if in case auction scheduled herein fails for any reason what so ever then secured credit or may enforce security interest by way of sale through private treaty.

The borrower(s)/guarantor(s)/mortgagor(s) are hereby given **STATUTORY 30 DAYS NOTICE UNDER RULE 8(6) & 9** of The Security Interest (Enforcement) Rules of SARFAESI ACT. Borrower/s are also requested to remove their uncharged belongings from the property within 30 days' time else it will be removed from property on their risk and cost.

Authorized Officer

For - Star Housing Finance Limited And Singularity Creditworld Private Limited,
Acting Through Their Authorized Officer And Duly Authorized By
Milton Credentia Trusteeship Services Limited, Security Trustee,

Date : 29.08.2026

