



# 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, Guru Nanak Pura, Laxmi Nagar, Delhi-110092- Delhi - India Ph. No. 7698283008

1. Authorized Officer, Mohd. Imran Mobile No. 9648187890, Email ID [eauction@sgrlimited.in](mailto:eauction@sgrlimited.in)
2. Auction Service Provider - C1 India Private Limited, Contact Person - Balaji Mannur, Mob. no. 7977701080

## E-Auction Sale Notice

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

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/Bid 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.bankeauctions.com> and will be conducted through the SGRL approved online auction service provider "C1 India Private Limited".

Inspection Date & Time: 18/05/2026 between 06:00 PM

Last Date of submission of Bid/EMD: 20/05/2026 till 5:00PM

Date & Time of e-auction: 22/05/2026 at 10:00 AM to 02:00 PM

Borrower(s) / Co-Borrower(s)/ Mortgagor (s)/ Guarantor (s)	Outstanding Amount (Rs.)	Description of the Immovable property (Secured Assets)	Reserve Price (RP) Earnest Money Deposit (EMD) (10% of RP)	Minimum Incremental Bid Value
1. Smt. Alka Mukesh Ganvir W/o Shri Mukesh Ganvir (Borrower) 2. Shri Rakesh Mukesh Ganvir S/o Shri Mukesh Ganvir 3. Shri Nilesh Mukesh Ganvir S/o Shri Mukesh Ganvir (Co-Borrower) 4. Shri Mahesh Prabhu Bawankar S/o Shri Prabhu Bawankar (Guarantor)	In Loan Account No. L1GP000 005010219 Rs.9,49,107/- (Rupees Nine Lakh Forty Nine Thousand One Hundred Seven only) as on 31.01.2025	House No. 187, Malmatta No. 202, Ganv Ambadi Tehsil & Dist. Bhandara MH Boundaries: East: Pouni Road, West: House of Ajay Ganvir, North: House of Sunil Ganvir, South: House of Sugandha Ramteki Area of Mortgage Property: 94.86 sq.mtr.	Rs. 15,62,237/- Rs. 1,56,224/-	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 property is being sold with all the existing and future encumbrances whether known or unknown to the company. The Authorized Officer/ Secured Creditor shall not be 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 mentioned against each property description. 3. All interested participants of this E-Auction shall need to fill Bids/Tender Forms and submit the same along with EMD of 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 format/Incomplete bids are liable to be rejected. For details please contact above persons of M/s C 1 India Private Limited on <https://www.bankeauctions.com>; Contact Person Mr. Balaji Mannur, Mobile no. 7977701080 Support no. 07291981124/25/26, Email id: [support@bankeauctions.com](mailto:support@bankeauctions.com); [mannur.govindarajan@c1india.com](mailto: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 C 1 India Private Limited on <https://www.bankeauctions.com>; Contact Person Mr. Balaji Mannur, Mobile no. 7977701080, Support no. 07291981124/25/26, Email id: [support@bankeauctions.com](mailto:support@bankeauctions.com); [mannur.govindarajan@c1india.com](mailto: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 20th May 2026 till 6:00PM in the following Account with HDFC Bank Ltd. Account Holder Name Sitaara Housing Finance Limited, Account No. - 57500001848343, IFSC Code: HDFC0000060 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, Guru 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 falling 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 it 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.sgrlimited.in](http://www.sgrlimited.in) AND <https://www.bankeauctions.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 15 days from the date of this notice falling 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. Sd/-

Authorized Officer

Sitaara Housing Finance Limited

(Formerly known as Sewa Grih Rin Limited)

Date : 06.05.2026

Place : Maharashtra