



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

1. Authorized Officer, Mr. Gautam Mobile No. 9921021840, Email ID - gautam.ukey@sgrlimited.in
2. Auction Service Provider - C1 India Private Limited, Contact Person - Balaji Mannur, Mobile 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 (alongwith 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	10-06-2026, 06:00 PM
Last Date of Submission of Bid/EMD	11-06-2026
Auction Date & Time of Auction	12-06-2026, 11:00 AM to 02:00 PM (Auto extension: 5 min)

Sr. No.	Borrower(s) / Co-Borrower(s) / Mortgagor(s) / Guarantor(s)	Outstanding Amount (Rs.)	Reserve Price (RP)
			Earnest Money Deposit (EMD) 10% of RP Minimum Incremental Bid Value
1	1. Mrs. Kavita Sukhdev Nehare W/o Sukhdev Nehare (Borrower) 2. Mr. Sukhdev Bhavrao Nehare S/o Bhavrao Nehare (Co-Borrower) 3. Mr. Bhavrao Narayan Nehare S/o Narayan Nehare (Co-Borrower)	In Loan Account No. H4RR000005010634, Rs. 4,42,464.77/- (Rupees Four Lakh Forty Two Thousand Four Hundred Sixty Four and Seventy Seven Paise Only) as on 10-08-2025	Rs. 7,62,500/-
			Rs. 76,250/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-P.H. No. 43, Ward No. 04, House No. 595/1, Mouza Gram Panchayat Badegaon, Tehsil Saoner, District Nagpur, Maharashtra - 441101, area admeasuring 525 Sq. Ft., bounded as under: East: Road, West: Ravindra Waghade's House, North: Road, South: Road

2	1. Mrs. Urmila Kashiram Gopale W/o Kashiram Gangaram Godame (Borrower), 2. Mr. Vishal Kashiram Gopale S/o Kashiram Gangaram Gopale (Co-Borrower), 3. Mr. Kuldeep Kamlesh Gopale S/o Kamlesh Gopale (Guarantor)	In Loan Account No. L1GP000005008439 Rs. 9,62,819.60/- (Rupees Nine Lakh Sixty Two Thousand Eight Hundred Nineteen and Sixty Paise Only) as on 06-06-2025	Rs. 15,66,000/-
			Rs. 1,56,600/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-House No. 30, Ashti, Tehsil Tumsar, District Bhandara, Maharashtra - 441907, area admeasuring 1080 Sq. Ft., bounded as under: East: Mahendra Gopale, West: Road, North: Yashwant Nagpure, South: Ramu Nagpure

3	1. Mrs. Vaishali Lankesh Kokude W/o Lankesh Kokude (Borrower) 2. Mr. Lankesh Pandurang Kokude S/o Pandurang Kokude (Co-Borrower) 3. Mr. Pandurang Bakaram Kokude S/o Bakaram Kokude (Co-Borrower) 4. Mrs. Kastura Pandurang Kokude W/o Pandurang Kokude (Co-Borrower), 5. Mr. Manoj Manohar Budhe S/o Manohar Budhe (Guarantor)	In Loan Account No. H4RR000005010791, Rs. 5,37,237.31/- (Rupees Five Lakh Thirty Seven Thousand Two Hundred Thirty Seven and Thirty One Paise Only) as on 26-05-2025	Rs. 10,67,200/-
			Rs. 1,06,720/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-Property No. 393, Village Devhada Khurd, Tehsil Mohadi, District Bhandara, Maharashtra, area admeasuring 667 Sq. Ft., bounded as under: East: House of Baya Chango Meshram, West: House of Ratnamala Ashk Kokude, North: House of Kantabai Chachire, South: House of Laxmi Narayan Kumbhare

4	1. Mrs. Reena Vikas Shendre W/o Vikas Shendre (Borrower), 2. Mr. Vikas Parvat Shendre S/o Parvat Shendre (Co-Borrower), 3. Mr. Prabhu Chango Shendre S/o Chango Shendre (Co-Borrower), 4. Mr. Krishna Motiram Madavi S/o Motiram Madavi (Guarantor)	In Loan Account No. H4GP000005007143 Rs. 6,64,546.92/- (Rupees Six Lakh Sixty Four Thousand Five Hundred Forty Six and Ninety Two Paise Only) as on 26-05-2025	Rs. 8,02,800/-
			Rs. 80,280/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-House No. 153, Daitmangli, Tehsil Lakhni, District Bhandara, Maharashtra - 441804, area admeasuring 1176 Sq. Mtr., bounded as under: East: Road, West: Plot of Jagdish Waghade, North: Land of Rama Madavi, South: House of Lal Singh Urke

5	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/- (Rupees Five Lakh Twenty Five Thousand Six Hundred Seven Only) as on 31-01-2025	Rs. 11,62,500/-
			Rs. 1,16,250/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-Mouza Waki Gram Panchayat, House No. 603, Ward No. 03, Nagpur, Maharashtra - 441105, area admeasuring 750 Sq. Ft., bounded as under: East: Road, West: Mr. Hemant Jogi, North: Mrs. Parvata Meshram's House, South: Road

6	1. Mrs. Shakuntal Vitthal Rao Bhaotkar W/o Vitthal Rao Bhaotkar (Borrower) 2. Mr. Vitthal Rao Daulatrao Bhaotkar S/o Daulat Bhaotkar (Co-Borrower) 3. Mr. Siddharth Vitthal Rao Bhaotkar S/o Vitthal Rao Bhaotkar (Co-Borrower), 4. Mr. Chandramani Vitthal Rao Bhaotkar S/o Vitthal Rao Bhaotkar (Co-Borrower), 5. Mr. Arjun Nanakchand Ji Bhaotkar S/o Nanakchand Ji Bhaotkar (Guarantor)	In Loan Account No. L1GP000005001451 Rs. 8,69,913.34/- (Rupees Eight Lakh Sixty Nine Thousand Nine Hundred Thirteen and Thirty Four Paise Only) as on 06-06-2025	Rs. 16,45,500/-
			Rs. 1,64,550/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-Mauza-Chicholi (Khaperkheda), Gram Panchayat Chicholi (Khaperkheda), House No. 151, Tehsil-Savner, District Nagpur, Maharashtra - 441102, area admeasuring 1200 Sq. Ft., bounded as under: East: Tulsidas Khobragade's House, West: Road, North: Bhakaru Meshram's House, South: Open Land

7	1. Mrs. Leela Damodhar Nehare W/o Damodhar Nehare (Borrower) 2. Mr. Dama Bhaurao Nehare S/o Bhaurao Nehare (Co-Borrower) 3. Mr. Ravindra Damodhar Nehare S/o Damodhar Nehare (Co-Borrower)	In Loan Account No. H4RR000005008583 Rs. 4,34,070.27/- (Rupees Four Lakh Thirty Four Thousand Seventy and Twenty Seven Paise Only) as on 11-06-2025	Rs. 7,62,500/-
			Rs. 76,250/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-Mauza Badegaon, Ward No. 04, House No. Old 583 / New 595, Nagpur, Maharashtra - 441101, area admeasuring 1,050 Sq. Ft., bounded as under: East: House No. 595, West: Dama Ji's House, North: Gram Panchayat Road, South: Laxman Dalvi's House

8	1. Mrs. Kamla Pawan Parteki W/o Mr. Pawan Parteki (Borrower), 2. Mr. Pawan Sambhalingh Parteki S/o Mr. Sambhalingh Parteki (Co-Borrower) 3. Mr. Suraj Pawan Parteki S/o Mr. Pawan Parteki (Co-Borrower)	In Loan Account No. H3GP000005007202 Rs. 6,34,830.00/- (Rupees Six Lakh Thirty Four Thousand Eight Hundred Thirty Only) as on 31-01-2025	Rs. 9,97,500/-
			Rs. 99,750/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-House/Property No. 243, Dhamangaon, Tehsil Mauda, District Nagpur, Maharashtra - 441104, area admeasuring 1,050 Sq. Ft., bounded as under: East: Cement Road, West: Vacant Land, North: Vacant Land, South: House of Sonu Larké

9	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/- (Rupees Seven Lakh Fourteen Thousand Seven Hundred Fifty Four Only) as on 31-12-2024	Rs. 10,06,650/-
			Rs. 1,00,665/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-House / Property No. 455, Bhawad, Tehsil Pauni, District Bhandara, Maharashtra - 441908, area admeasuring 1264 Square Meters, bounded as under: East: Gram Panchayat Road, West: House of Ravi Nikhade, North: House of Madan Bansod, South: House of Jaygopal Bhavte

10	1. Mrs. Manda Madhukar Mungle W/o 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/- (Rupees Seven Lakh Eighty Three Thousand Seven Hundred Fifty Four and Forty Seven Paise Only) as on 26-05-2025	Rs. 12,09,000/-
			Rs. 1,20,900/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-Gram Panchayat House No. 301, Mauza Warda, Ward No. 2, Near Manubhav Asharam, Ramtek Road, Gram Panchayat Warda, Tehsil Parshivni, District Nagpur, Maharashtra - 441404, area admeasuring 697 Sq. Ft. & 323 Sq. Ft., bounded as under: East: Road and thereafter House of Mr. Ishwar Suryavanshi, West: House of Chhatrapal Dupare, North: House of Mr. Manohar Mungale, South: House of Smart Pinjare and thereafter Road

11	1. Mrs. Bhagyashree Muneshwar Warkade W/o Mr. Muneshwar Warkade (Borrower) 2. Mr. Muneshwar Indal Warkade S/o Mr. Indal Warkade (Co-Borrower) 3. Mr. Vinod Dulichand Dhurve S/o Mr. Dulichand Janglu Dhurve (Guarantor)	In Loan Account No. H3GP000005007786 Rs. 6,11,471.28/- (Rupees Six Lakh Eleven Thousand Four Hundred Seventy One and Twenty Eight Paise Only) as on 11-06-2025	Rs. 30,00,000/-
			Rs. 3,00,000/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-Property No. 457, Chikhli, Tehsil Tumsar, District Bhandara, Maharashtra - 441907, area admeasuring 1,800 Square Ft., bounded as under: East: Radheshyam Wadve, West: House of Deepak Uke, North: Bawanthadi Kawla, South: Road

12	1. Mrs. Pushpalata Sarade W/o Mr. Shashikant (Borrower) 2. Mr. Shashikant Sarade S/o Mr. Surendra (Co-Borrower) 3. Mr. Atul Dixit Sarade (Guarantor)	In Loan Account No. H4RR0000 05003441, Rs. 8,79,342.19/- (Rupees Eight Lakh Seventy Nine Thousand Three Hundred Forty Two & Nineteen Paise Only) as on 06-06-2025	Rs. 19,80,000/-
			Rs. 1,98,000/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-House No. 544, Sundartola, Tumsar, District Bhandara, Maharashtra - 441907, area admeasuring 1200 Sq. Ft., bounded as under: East: Open Land, West: Main Road, North: Open Plot, South: House of Chhayabai Gajbhiye

13	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. HLP100005741 Rs. 3,97,954.57/- (Rupees Three Lakh Ninety Seven Thousand Nine Hundred Fifty Four and Fifty Seven Paise Only) as on 26-05-2025	Rs. 12,55,000/-
			Rs. 1,25,500/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-House No. 61, Ward No. 03, Mouza Isasani, Tehsil Hingna, District Nagpur, Maharashtra - 440016, area admeasuring 900 Sq. Ft., bounded as under: East: Road, West: House of Ruplal Matre, North: Road, South: House of Mrs. Pushpa Thakre

14	1. Mrs. Asha Raju Thavkar W/o Mr. Raju Thavkar (Borrower), 2. Mrs. Shobha Sukhdev Bhagat W/o Mr. Sukhdev Bhagat (Co-Borrower) 3. Mr. Raju Laxman Thavkar S/o Mr. Laxman Thavkar (Co-Borrower) 4. Mr. Akash Raju Thavkar S/o Mr. Raju Thavkar (Co-Borrower) 5. Mr. Shushak Valmik Wahane S/o Valmik Wahane (Guarantor)	In Loan Account No. H3CP000005002142 Rs. 4,68,017.65/- (Rupees Four Lakh Sixty Eight Thousand Seventeen and Sixty Five Paise Only) as on 06-06-2025	Rs. 10,60,800/-
			Rs. 1,06,080/-
			Rs. 10,000/-

Description of the Immovable Property (Secured Asset):-Mouza Tumsar, Nagar Parishad Tumsar, Khasra No. 807/02 and 808, House No. 75, Plot No. 18, Tehsil Tumsar, District Bhandara, Maharashtra - 441904, area admeasuring 768 Sq. Ft., bounded as under: East: Plot 21, West: Plot 17, North: Road, South: Plot 16

TERMS AND CONDITIONS:

- 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.
- 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.
- 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; mannur.govindarajan@c1india.com.
- 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; mannur.govindarajan@c1india.com.
- Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer (receipt of which shall be enclosed with the bid) latest by 11-06-2026 till 6:00PM in the following Account with HDFC Bank Ltd., Account Holder Name - Sitaara Housing Finance Limited, Account No. - 57500001648343, IFSC Code: HDFC0000060 or by way of DD/ Pay Order drawn in favour of SEWA GRIH RIN LIMITED & addressed to the Authorized Officer at 1st Floor, Basant Vihar Colony (Nougany Bujurga Bhawan), Survey No. 1090 Part, Near Dev Hotel, Court Road, Dhar - 454001 - Madhya Pradesh.
- 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.
- 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 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.
- 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.
- FOR DETAILED TERMS AND CONDITIONS OF THE SALE PLEASE REFER TO OUR WEBSITE www.sgrlimited.in AND <https://www.bankeauctions.com> BEFORE SUBMITTING BIDS AND PARTICIPATING IN THE E-AUCTION PROCEEDINGS.**
- 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 : 11.05.2026, Place : Maharashtra Sd/-, Authorized Officer, For Sewa Grith Rin Limited