

**Notice for sale of immovable assets through Private Treaty**

Sale Notice for Sale of Immovable Assets through Private Treaty under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, please note that this notice is issued to you in terms of the \* Rule 8(6) along with Rule 9 (1) of the The Security Interest (Enforcement) Rules, 2002. ICICI Home Finance Company Limited (ICICI HFC) conducted several e-Auctions for the sale of the mortgaged property mentioned below, however, all such e-Auctions failed. Now, an interested buyer has approached ICICI HFC with an offer to purchase the said property for an amount of Rs. 4,85,00,000/- Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below-described immovable property mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorized Officer of ICICI Home Finance Company Ltd., will be sold on "As is where is", "As is what is", and "Whatever there is", by way of Private Treaty as per the brief particulars given hereunder:

Sr. No.	Name of Borrower(s)/ Co Borrowers/ Guarantors/ Legal Heirs. Loan Account No.	Details of the Secured asset(s) with known encumbrances, if any	Amount Outstanding	Reserve Price Earnest Money Deposit	Date and Time of Property Inspection	Date & Time of Auction	One Day Before Auction Date	Sarfaesi Stage
			(D)	(E)	(F)	(G)	(H)	(I)
(A)	(B)	(C)	Rs.	Rs.	September 08, 2025	September 16, 2025	September 12, 2025	Possession
1.	Sanmati Precision Engineering Private Limited (Borrower) Shital Adinath Ketkale (Co-Borrowers) Vaishali Shital Ketkale (Co-Borrowers) Shital Rajgonda Patil (Co-Borrowers) Lan No. NHKPR00001264261 & NHKPR00001264262 & NHKPR00001264263	All that piece and parcel of land bearing non-agricultural Plot Nos. 1, 2 and 3 having collective area admeasuring of 2549 sq. mtrs., i.e. 27427.24 sq. feets. i.e. H. 00-25.49.33 Ares, carved out of C. Gat No. 164, having corresponding CTS No. 25247, having total area admeasuring of H. 00-88 Ares, situated at Village - Kabnoor, Taluka - Hatkanangale, District - Kolhapur and which is newly covered under the territorial jurisdiction of Ichalkaranji Municipal Council (now the Ichalkaranji Municipal Corporation) Land Area - 27427 Sq. Ft., Total BUA - 4903 Sq. Ft., (2381 Sq. Ft. Ground Floor BUA + 2522 Sq. Ft. First Floor BUA) and which is bounded as under - On or towards East : By 40 feet wide road, On or towards West : By the property bearing C. Gat No. 154, On or towards South : By 20 feet wide road, On or towards North : By Ichalkaranji - Kolhapur Government Road.	15,12,39,495.00/- August 26, 2025	4,85,00,000/- Rs. 48,50,000/-	11:00 AM To 03:00 PM	11:00 AM To 12:00 PM	before 04:00 PM	

"It is hereby notified that the proposed sale of the secured asset shall be subject to the outcome of the following pending litigations in respect of the subject property, which are presently sub-judice before the competent courts/tribunal: -  
a. S.A. No. 82/2024 - Ajitkumar Adisha Ketkale v. ICICI Home Finance Limited, pending before the Hon'ble Debts Recovery Tribunal, Pune.  
b. Regular Civil Appeal No. 28/2023 - Chandraj ShitalkumarKetskale v. Adisha Pirappa Ketkale & Ors. (including ICICI Home Finance Company Limited), pending before the Hon'ble District Court, Ichalkaranji.  
c. Regular Civil Suit No. 119/2023 - Ajitkumar Adisha Ketkale v. Adisha Pirappa Ketkale & Ors. (including ICICI Home Finance Company Limited), pending before the Hon'ble Civil Judge, Senior Division, Ichalkaranji.  
d. Misc. Civil Appeal No. 60/2023 - Adisha Pirappa Ketkale v. Ajitkumar Adisha Ketkale & Ors. (including ICICI Home Finance Company Limited), pending before the Hon'ble District Court, Ichalkaranji.  
e. Misc. Civil Appeal No. 61/2023 - Ajitkumar Adisha Ketkale v. Adisha Pirappa Ketkale & Ors. (including ICICI Home Finance Company Limited), pending before the Hon'ble District Court, Ichalkaranji.  
Accordingly, the auction purchaser shall acquire the property subject to the final outcome of the aforesaid litigations and any directions/orders passed therein."

The online auction will be conducted on website (URL Link- <https://BidDeal.in>) of our auction agency ValueTrust Capital Services Private Limited. The Prospective Bidder(s) must submit the Earnest Money Deposit (EMD) RTGS/ Demand Draft (DD) (Refer Column E) at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before September 12, 2025 before 04:00 PM. The Prospective Bidder(s) must also submit a signed copy of the Registration Form & Bid Terms and Conditions form at ICICI Home Finance Company Limited, Branch Office Address mentioned on top of the article on or before September 12, 2025 before 05:00 PM. Earnest Money Deposit Demand Draft (DD) should be from a Nationalized/Scheduled Bank in favor of "ICICI Home Finance Company Ltd. - Auction" payable at the branch office address mentioned on top of the article.  
The general public is requested to submit their bids higher than the amount being offered by the interested buyer mentioned above. It is hereby informed that in case no bids higher than the amount being offered by the aforementioned interested buyer is received by ICICI HFC, the mortgaged property shall be sold to the said interested buyer as per Rule 8(8) r/w Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.  
For any further clarifications with regards to inspection, terms and conditions of the sale or submission of bids, kindly contact ICICI Home Finance Company Limited on 9920807300.

The Authorized Officer reserves the right to reject any or all the bids without furnishing any further reasons.

For detailed terms and conditions of the sale, please visit <https://www.icicifhc.com/>

Date : August 30, 2025  
Place : Kolhapur

Authorized Officer, "ICICI Home Finance Company Limited"  
CIN Number:- U65922MH1999PLC120106