



FIRST AUCTION SALE NOTICE

(Under Section 13(4) of the SARFAESI Act, 2002 read with Rule 8(5), Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules, 2002)

Date: 27-08-2026

To:

1. Smt. Meenakshi Yogesh Meshram Wife of Shri Yogesh Meshram **Borrower**
Address 1 : Subhash Ward, Village Churhad Kosra Konda, Tehsil Pauni, District Bhandara 441908.
Address 2 : House/Property No. 585, Village Churhad, Gram Panchayat Kosra, Tehsil Pauni, District Bhandara.
2. Shri Yogeshwar Sudama Meshram Son of Shri Sudama Meshram **Co-Borrower**
Address 1 : Subhash Ward, Village Churhad Kosra Konda, Tehsil Pauni, District Bhandara 441908.
Address 2 : House/Property No. 585, Village Churhad, Gram Panchayat Kosra, Tehsil Pauni, District Bhandara.
3. Shri Naresh Mahadev Meshram Son of Shri Mahadev Meshram **Guarantor**
Address 1 : Ambedkar Ward, Kosra, Bhandara, Maharashtra 441908.

Subject: Statutory 30 Days First Auction Sale & Redemption Notice for Sale of Secured Asset under SARFAESI Act, 2002

Dear Sir/Madam,

This is to inform you that you had availed credit facilities from **Sitaara Housing Finance Ltd. (Formerly Known As Sewa Grih Rin Ltd.)** under Loan Account No. H3GP000005012181 and in consideration thereof you had created security interest by way of mortgage/charge over the immovable property described herein below in favour of the Secured Creditor to secure repayment of the loan together with interest, costs and other charges.

Due to continuous default in repayment of the loan installments and other dues as per the agreed terms and conditions of the loan agreement, your loan account has been classified as a **Non-Performing Asset (NPA)** in accordance with the guidelines issued by the Reserve Bank of India.





interest, costs and other charges thereon till the date of realization.

DETAILS OF THE SECURED ASSET

Description of Property:

Address : House/Property No. 585, Village Churhad, Gram Panchayat Kosra, Tehsil Pauni, District Bhandara.

East : Gram Panchayat Road
West : Agricultural Land
North : House of Vaman Meshram
South : Gram Panchayat Road

The area of the mortgaged property plot is **600 Sq. Ft.**

Nature of Possession: PHYSICAL Possession taken under Section 13(4) of the SARFAESI Act.

SALE DETAILS

Reserve Price: **Rs.300000/-**

Earnest Money Deposit (EMD): **Rs.30000/-**

Bid Increment Amount: **Rs.10,000/-**

Date of Auction / E-Auction: **03-Oct-2026**

Time of Auction: 11: 00 AM TO 02:00 PM Auto extension time 5 min

Last Date for Submission of EMD and Documents: **01-Oct-2026**

Property Inspection Date: **30-Sep-2026 between 6:00 PM**

The Reserve Price of the property has been fixed based on the valuation report obtained from an approved valuer, in compliance with Rule 8(5) of the Security Interest (Enforcement) Rules, 2002.

TERMS AND CONDITIONS OF SALE

1. The sale shall be conducted in accordance with the provisions of the SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002.
2. The secured asset shall be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS".
- 3.

SITAARA HOUSING FINANCE LIMITED
(Formerly known as SEWA Grih Rin Limited)

Regd. off.
1st Floor, 216/C-12, Old No. C-12, Plot No. 13-B
Guru Nanak Pura, Laxmi Nagar, Delhi - 110092
Phone: +91 11 4352 1832
GST: 07AAQCS0870H1Z2

Corporate Office (Corp. off.)
Shree Sawan Knowledge Park
D-507, 2nd Floor, ITC Industrial Area, MID C Industrial
Area, Turbhe, Navi Mumbai, Maharashtra - 400705
GST: 27AAQCS0870H1Z0

Website: sgrlimited.in
Toll Free: 1800 11 3909
Email: contact@sgrlimited.in



CIN:U65923DL2011PLC222491