



GRIHUM HOUSING FINANCE LIMITED

Registered Office: 6th Floor, B Building, Ganga Trueno, Lohegaon, Pune, Maharashtra 411014 Branch Off Unit: 3rd Floor, Office No.301, Business Center, Professor Colony Chowk, Savedi, Final Plot No.125+126/64, Ahmednagar, Maharashtra-414003

E-AUCTION - SALE NOTICE
Sale of secured immovable asset under SARFAESI Act

E-auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002. 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/ies mortgaged/charged to the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" & "WHATSOEVER THERE IS" basis on 16-09-2026 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: <https://www.bankauctions.com>. For detailed T&Cs of sale, please refer to link provided in GHFL/Secured Creditor's website i.e. www.grihumhousing.com

Sl. No.	Proposal No. Customer Name (A)	Demand Notice Date and Outstanding Amount (B)	Nature of Possession (C)	Description of Property (D)	Reserve Price (E)	EMD (10% of RP) (F)	EMD Submission date (G)	Incremental Bid (H)	Property Inspection Date & Time (I)	Date and time of Auction (J)	Known encumbrances/ Court cases if any (K)
1	Loan No. HF0336H20100140 VIJAYA BHUSAHEB NIKALE (BORROWER) BHUSAHEB BHAGWAT NIKALE (CO BORROWER)	Notice date: 07-03-2024 Total Dues: Rs. 868894/- (Rupees Eight Lakh SixtyEight Thousand Eight Hundred Ninety Four Only) payable as on 03-07-2024 along with interest @14% p.a. till the realization	Physical	All That Pice & Parcel Of Flat No 4 1st Floor Guru Corner Apartment Plot No 16 Sr No 142/4b Mauje Nagapur Tal Ahmednagar Dist Ahmednagar 414111 Adm. 180 Sq.Mtrs. Opposite Ganpati Temple Pin Code- 414111 Bounded By:- East:- Flat No 2 Mr Surendra Sheke And Staircase, West:- Open To Sky,North:- Open To Sky,South:- Flat No 3 Mr Joshi.	Rs. 1088601.00/- (Rupees Ten Lacs Eighty Eight Thousand Six Hundred One Only)	Rs. 108860.10/- (Rupees One Lacs Eight Thousand Eight Hundred Sixty and Ten Paisas Only)	15-09-2026 Before 5 PM	10,000/-	09-09-2026 (11AM – 4PM)	16-09-2026 (11 AM- 2PM)	NIL

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereof before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) C1 India PVT LTD. Address- Plot No-68 3rd floor Gurgaon Haryana-122003. Helpline Number- 7291981124,25,26 Support Email id – Support@bankauctions.com. Contact Person – Dharni P. Email id- dharani.p@c1india.com Contact No- 9948182222. Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS/DD in the account of "GRIHUM HOUSING FINANCE LIMITED - AUCTION PROCEEDS A/C", Bank-ICICI BANK LTD. Account No-091551000028 and IFSC Code- ICIC0000915. ICICI Bank Ltd. Panchshil Tech Park, Near Ganapathi Chowk, 4344 Viman Nagar - 411014 drawn on any nationalized or scheduled Bank on or before 21-09-2026 and register their name at <https://www.bankauctions.com> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address: 3rd Floor, Office No.301, Business Center, Professor Colony Chowk, Savedi, Final Plot No.125+126/64, Ahmednagar, Maharashtra-414003 Mobile no. +91 8281138143 e-mail ID p.adith@grihumhousing.com For further details on terms and conditions please visit <https://www.bankauctions.com> & www.grihumhousing.com to take part in e-auction. This notice should also be considered as 15 DAYS (Fifteen) notice to Borrower/Co-Borrower/Mortgagor(s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

In any case if there is any difference between the contents of local language publication and English newspaper publication, the content, of the English newspaper language published in The Indian Express shall be prevail

Date: 28.08.2026 Place: MAHARASHTRA
Sd/- Authorised Officer, Grihum Housing Finance Limited

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UCO BANK

(A Govt. of India Undertaking)

Address of Zonal Office: - UCO BANK, ZONAL OFFICE, PUNE, 2190/2191, Sahakar Nagar, Gali No.4, Pune-411009, Phone: 020-24544006 E-mail: zopune.rec@ucobank.co.in

Sale Notice for Immovable Properties {Rule-8(6)}

E Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) and to their known and unknown legal heir(s) that the below described Immovable property/ies mortgaged/charged to the Secured Creditor, the constructive / symbolic/ physical possession of which has been taken by the Authorized Officer UCO Bank. Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" & "WHATSOEVER THERE IS" basis on 11/09/2026 for recovery of below mentioned dues to the UCO Bank, Secured Creditor from below mentioned details of Borrower(s) , Guarantor(s) and known and unknown legal heir(s) . The Reserve price and EMD of Respective Immovable Asset is mentioned below. The TDS component shall be deemed to be exclusive of the purchase value and shall be borne by the purchaser, thereby rendering the sale absolute upon payment of the same.

The sale will be done by the undersigned through e-auction platform provided at the website:-<https://www.baanknet.com/eauction-psb/x-login>

LAST DATE & TIME OF DEPOSIT OF EMD AND SUBMISSION OF DOCUMENTS ON / BEFORE 10/09/2026up to 4 PM IST for Auction to be conducted on 11/09/2026 between 1:00 PM and 5:00 PM IST.						
S No., Branch Name & Tel No./Email Id, Name of Authorised Officer,	Name of Borrower/ Guarantor	Description of Property	A)13(2) Notice Date B)Possession date B)Balance O/S (Rs.)	B)Reserve Price B)Earnest Money B)Incremental Amount. Amount in Rs	Date & Time of E-Auction (With Unlimited Extension of 10 minutes each)	Status of Possession
1 BRANCH- NASIK CITY (0339) AUTHORISED OFFICER- MR.NARESH HOTCHANDANI M. 9205116194	2 BORROWER- MRS.REKHA SHRAVAN MAHALE	3 All part and parcels of Residential Constructed Property Situated at Flat No.6 Ground Floor,Panchavati Towers,Sr.No.1327,C.T.S. No.6040 & 6041,Near Nomani Bustand,Off Dindori Road Panchvati,Nasik-422003Boundaries:-North:- Marginal SpaceSouth :- Open SpaceEast :- Side MarginalWest:- FlatNo.5	4 A.16/10/2025 B. 03.01.2026 C. 3,194,467.57 /- + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	5 A. RS. 45,37,000/- B. 4,53,700/- C. RS 10,000/-	6 11/09/2026 1.00 PM TO 5.00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	7 Symbolic Possession
BRANCH ARTILLERY CENTRE NASIK (1292) AUTHORISED OFFICER- MR.NARESH HOTCHANDANI M. 9205116194	BORROWER- MR.NEERAJ RAM GOPAL SHARMA	All part and parcels of Residential Property Situated at Flat No.13 on 4th Floor "guru Vaibhav Apartment"(B-Wing) Near Karda Kinder Pe-School,Anand Nagar,Deolali,Tal & Dist:- Nashik-422101	A.06/08/2025 B. 15.10.2025 C. 1,872,660.79 /- + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS. 46,36,000/- B. 4,63,600/- C. RS 10,000/-	11/09/2026 1.00 PM TO 5.00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	Symbolic Possession
BRANCH ARTILLERY CENTRE NASIK (1292) AUTHORISED OFFICER- MR.NARESH HOTCHANDANI M. 9205116194	M/S SHREE SHAM AGENCIES (PROP.M.RADHESHAM CHURAMAN SHARMA)	All part and parcels of Residential Property Situated at Plot No.27S/No. 36/1A/1,36/2A,36/3/1 Shihar,Nashik ,Champa Nagri ,Canal Road, Nashik 422101 Boundries:-East:- Marginal SpaceWest:- 6Mt.Colony RoadNorth :- Plot No.28South:- 6Mt.Colony Road	A.15/07/2025 B. 17.09.2025 C. 3,897,895.86/- + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS. 65,20,000/- B. 6,52,000/- C. RS 10,000/-	11/09/2026 1.00 PM TO 5.00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	Symbolic Possession

Terms & Conditions: The intending Bidders/purchasers are requested to register with online portal <https://www.baanknet.com/eauction-psb/x-login> using their mobile number and email id. Further they are requested to upload requisite KYC documents within 3 days, the intending Bidders/purchasers have to transfer the EMD amount in their Global EMD wallet by 10/09/2026 at 4.00p.m. i.e. before the e-auction date and time in the portal. The e-Auction will be conducted on 11/09/2026 BETWEEN 01.00 P.M. IST and 05.00 P.M. IST with unlimited extensions of 10 minutes each. Payment of Earnest Money Deposit (EMD) by any other mode such as Cheques/Drafts/Cash will not be accepted. EMD amount as mentioned above shall be paid online or after generation of challan from the website (<https://baanknet.com/eauction-psb/x-login>) for depositing in bidders Global EMD wallet only NEFT / RTGS transfer can be done from any scheduled commercial Bank. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest. For detailed terms and conditions of the sale, please refer to the link <https://baanknet.com/eauction-psb/x-login>. The successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited, immediately on next working day and the remaining amount shall have to be paid within 15 days from the date of auction. In case of failure to deposit the amount within the time as stipulated, the amount paid will be forfeited by the

Authorized Officer and Authorized Officer shall have the liberty to cancel the auction and conduct a fresh auction. All the statutory known and unknown dues viz municipal tax & electricity bills, to be paid by the successful bidder over and above the highest bid amount by successful bidder. In case if detailed description of the properties mentioned in the notice varies from the original records of title, in such case the records mentioned in the title to be treated as correct. Encumbrances of the property to be verified by the participating bidder, bank will not be responsible for other bank's charge. Bidders can take details of the property from the bank branch to check the authenticity of ownership, description and dimensions of the property offered. This publication is 30 days notice sale notice to all the borrowers/guarantors/ legal heir(s) required under Rule 8(6) of Security Interest Enforcement Rules 2002.

Place :- PUNE Date : 27/08/2026

Authorized Officer

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UCO BANK

(A Govt. of India Undertaking)

Address of Zonal Office: - UCO BANK, ZONAL OFFICE, PUNE, 2190/2191, Sahakar Nagar, Gali No.4, Pune-411009, Phone: 020-24544006 E-mail: zopune.rec@ucobank.co.in

Sale Notice for Immovable Properties {Rule-8(6)}

E Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) and to their known and unknown legal heir(s) that the below described Immovable property/ies mortgaged/charged to the Secured Creditor, the constructive / symbolic/ physical possession of which has been taken by the Authorized Officer UCO Bank. Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" & "WHATSOEVER THERE IS" basis on 11/09/2026 for recovery of below mentioned dues to the UCO Bank, Secured Creditor from below mentioned details of Borrower(s) , Guarantor(s) and known and unknown legal heir(s) . The Reserve price and EMD of Respective Immovable Asset is mentioned below. The TDS component shall be deemed to be exclusive of the purchase value and shall be borne by the purchaser, thereby rendering the sale absolute upon payment of the same.

The sale will be done by the undersigned through e-auction platform provided at the website:-<https://www.baanknet.com/eauction-psb/x-login>

LAST DATE & TIME OF DEPOSIT OF EMD AND SUBMISSION OF DOCUMENTS ON / BEFORE 10/09/2026up to 4 PM IST for Auction to be conducted on 11/09/2026 between 1:00 PM and 5:00 PM IST.						
S No., Branch Name & Tel No./Email Id, Name of Authorised Officer,	Name of Borrower/ Guarantor	Description of Property	A)13(2) Notice Date B)Possession date B)Balance O/S (Rs.)	B)Reserve Price B)Earnest Money B)Incremental Amount. Amount in Rs	Date & Time of E-Auction (With Unlimited Extension of 10 minutes each)	Status of Possession
1 BRANCH:- RATNAGIRI (2172) AUTHORISED OFFICER- MR.SIDDHARTH DAS M. 9051210530	2 M/S MASHI ALLAH BHAJI CENTER (PROP. MR.ABBAS BABALAL KAGAWAD)	3 All part and parcels of Commercial Property Situated atFlat No.4, Ground Floor,AshiyanaApartment, S/No.- 171,CTS -123B,Mouje Nachane,Tel-Ratnagiri, District-Ratnagiri-415639East:-C.T.S. No.155West:-ROADNorth:-Kajarghati RoadSouth:-C.T.S.No.155	4 A. 26/02/2021 B. 25.08.2021 C. 926,365.50 + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	5 A. RS.12,94,448/- B. 1,29,444.80/- C. RS 10,000/-	6 11/09/2026 1.00 PM TO 5.00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	7 Symbolic Possession
BRANCH:- RATNAGIRI (2172) AUTHORISED OFFICER- MR.SIDDHARTH DAS M. 9051210530	MR. DEEPAK PRABHAKAR KIR	All part and parcels of Residential Property Situated at S.No.10 /1/C,Mijole,Tal-Ratnagiri-415639	A. 19/04/2021 B. 26.08.2021 C. 662,288.90 + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS.11,70,450/- B. 1,17,045/- C. RS 10,000/-	11/09/2026 1.00 PM TO 5.00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	Symbolic Possession
BRANCH:- RATNAGIRI (2172) AUTHORISED OFFICER- MR.SIDDHARTH DAS M.9051210530	MRS.DEEPTI DEEPAKAR TODANKAR	All part and parcels of Residential Property Situated at S.No.10 /1/C,Mijole,Tal-Ratnagiri-415639	A. 26/02/2021 B. 26.08.2021 C. 1,484,283.50 + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS.13,80,454/- B.1,38,045.40/- C. RS 10,000/-	11/09/2026 1.00 PM TO 5.00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	Symbolic Possession
BRANCH:- RATNAGIRI (2172) AUTHORISED OFFICER- MR.SIDDHARTH DAS M. 9051210530	MR.KISHORE LALJI RATHOD	All part and parcels of Commercial Property Situated atS.No. 124,H.No.02,CTS No.977,Unit No 06,Vivek Garden,Triveni Colony,Zadgaon,Ratnagiri-415612 North:- A- WingSouth:- Row House No.8East:- Open SpaceWest:- Open Space	A. 22/11/2021 B. 18.05.2022 C. 2,031,255.58 + UNAPPLIED INTEREST + FURTHER INTEREST + CHARGES LESS REPAYMENT IF ANY	A. RS.34,77,600/- B.3,47,760/- C. RS 10,000/-	11/09/2026 1.00 PM TO 5.00 PM (WITH UNLIMITED EXTENSION AS ABOVE)	Symbolic Possession

Terms & Conditions: The intending Bidders/purchasers are requested to register with online portal <https://www.baanknet.com/eauction-psb/x-login> using their mobile number and email id. Further they are requested to upload requisite KYC documents within 3 days, the intending Bidders/purchasers have to transfer the EMD amount in their Global EMD wallet by 10/09/2026 at 4.00p.m. i.e. before the e-auction date and time in the portal. The e-Auction will be conducted on 11/09/2026 BETWEEN 01.00 P.M. IST and 05.00 P.M. IST with unlimited extensions of 10 minutes each. Payment of Earnest Money Deposit (EMD) by any other mode such as Cheques/Drafts/Cash will not be accepted. EMD amount as mentioned above shall be paid online or after generation of challan from the website (<https://baanknet.com/eauction-psb/x-login>) for depositing in bidders Global EMD wallet only NEFT / RTGS transfer can be done from any scheduled commercial Bank. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest. For detailed terms and conditions of the sale, please refer to the link <https://baanknet.com/eauction-psb/x-login>. The successful bidder shall have to deposit 25% (Twenty Five percent) of the bid amount, less EMD amount deposited, immediately on next working day and the remaining amount shall have to be paid within 15 days from the date of auction. In case of failure to deposit the amount within the time as stipulated, the amount paid will be forfeited by the

Authorized Officer and Authorized Officer shall have the liberty to cancel the auction and conduct a fresh auction. All the statutory known and unknown dues viz municipal tax & electricity bills, to be paid by the successful bidder over and above the highest bid amount by successful bidder. In case if detailed description of the properties mentioned in the notice varies from the original records of title, in such case the records mentioned in the title to be treated as correct. Encumbrances of the property to be verified by the participating bidder, bank will not be responsible for other bank's charge. Bidders can take details of the property from the bank branch to check the authenticity of ownership, description and dimensions of the property offered. This publication is 30 days notice sale notice to all the borrowers/guarantors/ legal heir(s) required under Rule 8(6) of Security Interest Enforcement Rules 2002.

Place :- PUNE Date : 27/08/2026

Authorized Officer

SINGULARITY CREDITWORLD

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

Star Housing Finance Limited
CIN: U65999MH2019PTC323144
Reg. Address : 603, Western Edge I, Above Metro Cash & Carry, Borivali East, Mumbai - 400066

Demand Notice

Demand Notice Under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

As per loan account become NPA therefore the authorized officer under section 13(2) "The securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" had issued **60 days** demand notice to the borrower/co borrower/ mortgagor/ guarantor (collectively referred as 'Borrower') as given in the table. According to the notice if the borrower's do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount with the future interest and expenses within 60 days from the date of the demand notice, otherwise under the provision of the 13(4) and 14 of the said act, the authorized officer is free to take possession for sale of the mortgage properties, secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of section 13(13) of the act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards section 13(8) r/w Rule 3(5) of the security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured assets upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice which thereafter shall cease to exist.

Sr. No.	Name of the Borrower/ Co Borrower/ Mortgagor/ Guarantor	Date and amount of Demand Notice Under Sec 13(2) NPA Date	Description of Mortgaged Property
1	Mr. Ravindra Bhoma Patil (Borrower) Mrs. Jyoti Ravindra Patil (Co-Borrower) Add Act: CTS No. 88A, Ward No. 6, Property No. 753, Shani Mandir Chowk, At Post Parola, Tal Parola, Dist. Jalgaon having admeasuring area of 65.90 Sq. Mtr, (Plot Area- 709 SQ.FT.) along with constructions, Maharashtra - 425111. Boundaries: East: CTS No. 88 B, West: CTS No. 37 & 36, North: CTS No. 89 B, South: CTS No 87 A	21.08.2026 & Rs. 20,82,855/- as on 20.08.2026 NPA Date: 10.03.2026	All that piece and parcel of property bearing House/ Plot- CTS No 88A, Ward No 6, Property No 753, Shani Mandir Chowk, At Post Parola, Tal Parola, Dist. Jalgaon having admeasuring area of 65.90 Sq. Mtr, (Plot Area- 709 SQ.FT.) along with constructions, Maharashtra - 425111. Boundaries: East: CTS No. 88 B, West: CTS No. 37 & 36, North: CTS No. 89 B, South: CTS No 87 A

Authorized Officer
FOR STAR HOUSING FINANCE LIMITED AND SINGULARITY CREDITWORLD PRIVATE LIMITED, acting through their Authorized Officer and duly authorized by Mitcon Credentia Trusteeship Services Limited, Security Trustee

Date : 21.08.2026
Place : Mumbai

SINGULARITY CREDITWORLD

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

Star Housing Finance Limited
CIN: L485201MH2005PLC376046
Reg. Address : 603, Western Edge I, Above Metro Cash & Carry, Borivali East, Mumbai - 400066

Demand Notice under Section 13(2) of Securitization Act of 2002

As per loan account become NPA therefore the authorized officer under section 13(2) "The securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002" had issued **60 days** demand notice to the borrower/co borrower/ mortgagor/ guarantor (collectively referred as 'Borrower') as given in the table. According to the notice if the borrower's do not deposit the entire amount within 60 days, the amount will be recovered from auction of the mortgage properties/secured assets as given below. Therefore you the borrowers are informed to deposit the entire loan amount with the future interest and expenses within 60 days from the date of the demand notice, otherwise under the provision of the 13(4) and 14 of the said act, the authorized officer is free to take possession for sale of the mortgage properties, secured assets as given below.

Borrowers to note that after receipt of this notice, in terms of section 13(13) of the act, 2002, you are prohibited and restrained from transferring any of the secured assets by way of sale, lease or otherwise, without prior written consent of the secured creditor.

Borrowers attention are attracted towards section 13(8) r/w Rule 3(5) of the security Interest (Enforcement) Rules, 2002 Act that the borrowers shall be entitled to redeem their secured assets upon the payment of the complete outstanding dues as mentioned below before the publication of auction notice which thereafter shall cease to exist.

Sr. No.	Name of the Borrower/ Co Borrower/ Mortgagor/ Guarantor	Date and amount of Demand Notice Under Sec 13(2) NPA Date	Description of Mortgaged Property
1	Mr. Tushar Dhondu Sonawane (Borrower) Mrs. Lilabai Dhondu Sonawane (Co-Borrower) Add Act: S.No. 223/1, Plot No 35, Jaychand Nagar, At Post Nandurbar, Tal & Dist. Nandurbar, Maharashtra - 425412 Loan Code No.: ASHJAL – 83 TL	21.08.2026 & Rs. 8,74,346/- as on 20.08.2026 NPA Date: 09.12.2025	All that piece and parcel of property bearing S.No. 223/1, Plot No. 35, Total Plot Measuring 60 Sq. Mtr., along with construction (30 Sq. Mtr and open Plot.) standing thereon within the limits of Nandurbar, Tal. & Dist. Nandurbar, Maharashtra - 425412. Boundaries: East: Colony Road, West: Plot No. 06, North: Plot No. 34, South: Plot No. 36
2	Mr. Tushar Dhondu Sonawane (Borrower) Mrs. Lilabai Dhondu Sonawane (Co-Borrower) Add Act: S.No. 223/1, Plot No 35, Jaychand Nagar, At Post Nandurbar, Tal & Dist. Nandurbar, Maharashtra - 425412 Loan Code No.: ASHJAL – 83	21.08.2026 & Rs.15,46,151/- as on 20.08.2026 NPA Date: 08.02.2026	All that piece and parcel of property bearing S.No. 223/1, Plot No. 35, Total Plot Measuring 60 Sq. Mtr., along with construction (30 Sq. Mtr and open Plot.) standing thereon within the limits of Nandurbar, Tal. & Dist. Nandurbar, Maharashtra - 425412. Boundaries: East: Colony Road, West: Plot No. 06, North: Plot No. 34, South: Plot No. 36

Authorized Officer
FOR STAR HOUSING FINANCE LIMITED AND SINGULARITY CREDITWORLD PRIVATE LIMITED, acting through their Authorized Officer and duly authorized by Mitcon Credentia Trusteeship Services Limited, Security Trustee

Date : 27.08.2026
Place : Maharashtra

ICICI Home Finance

Corporate Office: ICICI Home Finance Company Limited, ICICI HFC Tower, Andheri - Kurla Road, Andheri (East), Mumbai - 400059, India
Branch Office: 2nd floor, Sonvane Complex, Beside Kamdar Petrol Pump, Mini Market, Main Road, Latour - 413512
Branch Office: 1st floor, Office No. 101, Plot No -159, Manohar Space Landmarks, Samoth Nagar, Aurangabad - 431001
Branch Office: City Survey No.1976B/1+2 India Garage, South Western Corner, 1st floor of India Plaza Complex, Jilha Peth Swatantraya Chowk, Jalgaon -425001

[See proviso to rule 8(6)] Notice for sale of immovable assets

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

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", 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
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1.	Vasant Maruti Aute (Borrower) Jayasri Vasant Avate (Co-Borrower) Loan No. NHO5A00000840716	Plot No 44 Dilip Deshmukh Nagar Osmanabad, Sy No 105, Osmanabad Maharashtra-413501	Rs. 4,92,354/- To 11, 2026	Rs.18,30,600/- To Rs.1,83,060/-	September 21, 2026 11:00 AM To 03:00 PM	September 28, 2026 02:00 PM To 03:00 PM	September 25, 2026 Before 05:00 PM	Symbolic Possession
2.	Aasrabai Subhash Gontle (Borrower) Aasrabai Subhash Gontle (Co-Borrower) Loan No. LHAUR00001615586	Plot No 2, Gut No 205 Part Bajrang Nagar, Near Bajrang Ball Mandir Mouje Kumbhpal Taluka And District Aurangabad Maharashtra 431003	Rs. 17,97,105/- August 11, 2026	Rs. 16,96,500/- To Rs.1,69,650/-	September 21, 2026 11:00 AM To 03:00 PM	September 28, 2026 02:00 PM To 03:00 PM	September 25, 2026 Before 05:00 PM	Physical Possession
3.	Subhash Vitthalrao Gontle (Borrower) Aasrabai Subhash Gontle (Co-Borrower) Loan No. LHAUR00001616319	Plot No 7 And Plot No 8, Gut N 205 Part Bajrang Nagar, Near Bajrang Ball Mandir Muajje Kumbhpal Taluka And District Aurangabad Maharashtra 431003	Rs. 15,17,956/- August 11, 2026	Rs. 15,57,270/- To Rs.1,55,727/-	September 21, 2026 11:00 AM To 03:00 PM	September 28, 2026 02:00 PM To 03:00 PM	September 25, 2026 Before 05:00 PM	Physical Possession
4.	Sachin Ekanath Gaikwad (Borrower) Asha Sachin Gaikwad (Co-Borrower) Loan No. LHJLN00001271443 NHJLN00001271444	Plot No. 59 Survey No, 57/1+2/2, East Side Block 1 Khedi Road Yamuna Nagar Jalgaon-425001	Rs. 16,47,118/- August 12, 2026	Rs. 18,87,624/- To Rs.1,88,762/-	September 08, 2026 11:00 AM To 03:00 PM	September 15, 2026 02:00 PM To 03:00 PM	September 11, 2026 Before 05:00 PM	Symbolic Possession
5.	Ajay Suresh Alande (Borrower) Savita Suresh Alande (Co-Borrower) Loan No. LHJLN00001469569 LHJLN00001469570	Plot No 32, Cts No 539 S No 177 178a 179a 179b 1 179b 2 539 T P Scheme 02 Jalgaon Shivar Ganeshwadi Nr Pande Chauk Jalgaon Maharashtra 425001	Rs. 32,15,538/- August 12, 2026	Rs. 41,67,000/- To Rs.4,16,700/-	September 21, 2026 11:00 AM To 03:00 PM	September 28, 2026 02:00 PM To 03:00 PM	September 25, 2026 Before 05:00 PM	Symbolic Possession
6.	Mirza Mohsin Baig Mahomed Baig (Borrower) Farheen Banu Mohsin Baig Mirza (Co-Borrower) Loan No. LHJLN00001417142 LHJLN00001417143	Plot No 18, G No 187/ 1 A Supreme Colony Aurangabad Jalgaon Highway Side Maharashtra 425001	Rs. 10,73,023/- August 14, 2026	Rs. 14,69,664/- To Rs.1,46,966/-	September 08, 2026 11:00 AM To 03:00 PM	September 15, 2026 02:00 PM To 03:00 PM	September 11, 2026 Before 05:00 PM	Symbolic Possession
7.	Vishal Ashok Padhi (Borrower) Madhuri Vishal Patil (Co-Borrower) Ganesh Dasharath Mali (Guarantor) Loan No. LHJLH00001668416 LHJLH00001668447	Flat No. 12, 2nd Floor, Shri Ridhi Sidhi Apartment, Sr, No 186 1 1 186 1 2 Plot No 41 /42 At Sawkheda Shivar 424116 Maharashtra	Rs. 23,39,666/- August 17, 2026	Rs. 19,85,310/- To Rs.1,98,531/-	September 08, 2026 11:00 AM To 03:00 PM	September 15, 2026 02:00 PM To 03:00 PM	September 11, 2026 Before 05:00 PM	Symbolic Possession
8.	Ravindra Rambhau Gavli (Borrower) Anitabai Rambhau Gavali (Co-Borrower) Loan No. LHJLH00001690636 LHJLH00001693357	Flat No. 503, Fourth Floor, Pandit Corner Apartment, Plot No. 31, Got No. 106/1 Nimkhedi Shivar Jalgaon 425002 Maharashtra	Rs. 31,45,735/- August 17, 2026	Rs. 26,47,971/- To Rs.2,64,797/-	September 08, 2026 11:00 AM To 03:00 PM	September 15, 2026 02:00 PM To 03:00 PM	September 11, 2026 Before 05:00 PM	Symbolic Possession

The online auction will be conducted on website (URL Link- <https://BidDeal.in>) of our auction agency ValueTrust Capital Services Private Limited, The Mortgagors/ notice are given a last chance to pay the total dues with further interest till September 11, 2026, September 25, 2026 before 05:00 PM else these secured assets will be sold as per above schedule. 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 11, 2026, September 25, 2026 before 04:00 PM. The Prospective Bidder(s) must also submit signed copy of Registration Form & Bid Terms and Conditions from at ICICI Home Finance Company Limited Branch Office Address mentioned on top of the article on or before September 11, 2026, September 25, 2026 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