

MAHINDRA RURAL HOUSING FINANCE LTD.

Regd Office : Mahindra Towers, P. K. Kurne Chow, Worli, Mumbai 400 018, Maharashtra. Tel: 22 66523500,
Email : customercare.mrhfl@mahfin.com, Website : www.mahindrahomelfinance.com

Regional Office : Nagpur

PUBLIC NOTICE FOR AUCTION - CUM - SALE NOTICE

In exercise of powers conferred under section 13 (4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after referred to as "SARFAESI Act") and Rule 8 and 9 of Security Interest (Enforcement) Rules, 2002 (Hereinafter Referred to as "Rules") for the purpose of recovering the secured debts, the authorized officer of the secured creditor M/s Mahindra Rural Housing Finance Ltd. (hereinafter referred to as "MRHFL") has decided to sell the secured asset (immoveable property), the possession of which had been taken by the Authorised Officer of the Secured Creditor under S. 13 (4) of SARFAESI Act, described herein below on "AS IS WHERE IS BASIS" and "AS IS WHAT IT IS BASIS" and the public and all concerned including the concerned borrowers/mortgagors, their representatives, as the case may be are hereby informed that the secured asset listed below will be sold by Auction through the for which the particulars are furnished hereunder:-

Name Of Borrowers/ Co-Borrowers/ Guarantors/Mortgagors	Date & Amount Of 13(2) Demand Notice	Description Of Property	Reserve Price Emd Bid Increase Amount	Property Inspection Date & Time	Date & Time Of Auction & Time
Borrower : Abidkha Ibrahim Khajarina Khan Abidkhan, Add : Sawar Bhiluksa Tah Babhulgaon Dist Yavatmal, Sawar, Babulgaon, Yavatmal, Maharashtra-445101 741542-XSEMYAT00617315-YAVATMAL	Rs. 369396 07.02.2022 Date of Possession 09/07/2024	All the piece and parcel of the land with construction there on the bearing House No 550/4 Mouja-Sawar Tah Babhulgaon Dist Yavatmal Total Plot Area 563 sq ft and Built up area 400 sq ft. <u>Boundries</u> : East- Road, West - House of Sajid Khan, South - Gall (Lane), North - House Of Shafullah Khan	Rs.605200/- EMD Rs 60520/- Bid Increase Rs 10000/-	24/03/2025	26/03/2025
Borrower: Sunil Manohar Parthikar, Kalpana Sunil Parthikar, Add : at Warud Wadnera Ukali Bazar Dist Akola, Maharashtra-444108 Guarantor : Sunil Suresh Ingle, Add : At Warud Wadner Post Ukali Bazar Ta Telhara Dist Akola, Akola, Maharashtra-444108 741543-XSEMAKO00615588 AKOLA	Rs. 718437 31.08.2022 Date of Possession 12/07/2024	Mouje Warud Wadner Malmatta No 83, Tq Telhara Dist Akola, Total Plot area 178.78 sq mtr and built up area 82.01 sq mtr. <u>Boundaries</u> : East - Road, West - Road, South-Road, North- Land Of Balpurushottam Dahi	Rs.1114500/- EMD Rs 111450/- Bid Increase Rs 10000/-	24/03/2025	26/03/2025

S.No.	Location	Branch Address	Authorized officer Name & M. No.
1	Nagpur	Mahindra Rural Housing Finance Limited, 7-A, 1st Floor Patil Complex Rambagh Road, Opp. Main ST Bus Top, Ganesh Peth, Nagpur, Dist. Nagpur- 440009	PRAVIN SONI - 8888046450

1. Last date of submission of sealed offers as well as online in the prescribed tender forms along with EMD is 25/03/2025, Time till 4.30 PM at the branch office address mentioned herein above. Tenders that are not filled up properly or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD. 2. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available on www.mahindrahomelfinance.com well as above branch office. 3. All the intending bidders are required to register their name in the Web Portal mentioned above in free of cost of their own to submit their bid as per the prescribed format along with EMD by way of Demand Draft in favour of 'Mahindra Rural Housing Finance Limited' and KYC in a sealed envelope at the branch office mentioned herein above as well as upload online to participate in the Auction on the date and time aforesaid. For any enquiry the prospective bidders may contact MRHFL Authorised Officer on the above mentioned Branch Office Address & on the above mentioned Mob. No. 4. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. 5. The notice is hereby given to the Borrower and Guarantor, to remain present personally at the time of sale and they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of Terms and Conditions of Sale. 6. The Borrower(s)/Guarantor(s) are hereby given **30 DAYS SALE NOTICE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Mahindra Rural Housing Finance Ltd., in full before the date of sale, auction is liable to be stopped. 7. The immovable property will be sold to the highest tenderer. However, the undersigned reserves the absolute discretion to allow inter se bidding, if deemed necessary. 8. Company is not responsible for any liabilities upon the property which is not in the knowledge of the company. For further details, contact the Branch Manager, at the above mentioned Branch office address

Place: Nagpur
Date : 23/02/2025

Sd/- Authorised Officer
Mahindra Rural Housing Finance Ltd.

