

MAHINDRA RURAL HOUSING FINANCE LTD.

Corporate Office:- Agasty Corporate Park, Piramal, Amiti Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kurla West, Mumbai Maharashtra 400 070 India.CIN - U65922MH2007PLC169791 Branch Office:- 7-A Patil Complex, 1st Floor, Near main S.T Bus Stand, Ganeshpeth, Nagpur 440009

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 (immovable 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	Contact Person
LALJI RAMBAHORI SEN,ROSHANI LALJI SEN,ASHISH YADAVRAO BOBADE PLOT NO. 74 PARK-WELL, NEAR DURGA MATA MANDIR CHANDAN NAGAR NAGPUR, MAHARASHTRA - 440009 Fin- 825857 (XSEMWAD00688694)	18-09-2019 Rs. 2128114 Possession Date 31-08-2023	ALL THE PIECE AND PARCEL OF THE LAND WITH CONSTRUCTION THERE ON AT MAUZA SIHORA, PHN 15, OLD KHASARA NO 2/2, NEW KHASRA NO 27/1, PLOT NO 09, HOUSE ADMESURING 1400 SQ FT (130.11 SQ MTR) AND CONSTRUCTION MADE THEREON ADMEASURING AS PER SANCTION PLAN G+1 GF=1175 SQ FT AND AS PER DEED / NAMUNA -8 700 SQ FT (65.05) MOUZA SIHORA, NAGARPARISHAD KANHAN- PIPARI, TAHSIL PARSEONI, DIST NAGPUR WITH THE BOUNDARIES A FOLLOW EAST - ROAD, WEST - ROAD SOUTH- PLOT NO 8 NORTH - PLOT NO 10.	Reserve Price Rs. 12,00,000/- EMD Rs. 120000/- BIA Rs 10000/-	27-12-2025 Date & Time Of Auction & Time 29-12-2025	Sonali Telang Mob- 9637405736

Sr. No.	Location	Branch Address
1.	Nagpur	7-A Patil Complex, 1st Floor, Near main S.T Bus Stand, Ganeshpeth, Nagpur 440009

1. Last date of submission of sealed offers as well as online in the prescribed tender forms along with EMD is **27-12-2025** 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.mahindrahomefinance.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 **15 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 :13/12/2025

Sd/- Authorised Officer, (Mahindra Rural Housing Finance Ltd.)