Mahindra FINANCE

Registered Office at: Gateway Building, Appollo Bunder, Mumbai- 400 001.
Corporate office at: B Wing, 3rd Floor, Agastya Corporate Park, Piramal Amiti Building, Kamani Junction, Kurla West Mumbai- 400 070

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES (UNDER RULE 8(6))

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as **"Property"**) to **Mahindra and Mahindra Financial Services Ltd. ("Secured Creditor/NBFC")**, the **possession** of which has been taken by the Authorised Officer of the Bank under section 13(4) of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on **"As is where is", "As is what is", "Whatever there is"** and **"Without Recourse Basis"** on Date, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding Dues and Property

Name of the Borrower & Mortgagor (s)	Demand Amount, Demand Notice Date & Possession Date	Property Inspection Date and Time	Last Date for Receipt of Bids along with document(s)	Date & Time of E-Auction	RP, EMD & BIA	Name of Authorised Officer, Contact No. & Email Id
1. RAJ COLLECTION (BORROWER) 2. MR. SALMAN KHAN SHAKEEL AHAMAD KHAN (CO-BORROWER 1) 3. MR. RIYAJ AHMAD KHAN (CO-BORROWER 2)	**Demand Amount:** Rs.30,15,765.40/- (Rupees Thirty Lakh Fifteen Thousand Seven Hundred Sixty-Five And Forty Paise only) as on 12th September 2025 **Demand Notice Date:** 17.09.2025. **Possession Date:** 07.08.2026.	05.10.2026 to 09.10.2026 Between 11:00 AM to 5:00 PM	29.10.2026	**E-Auction Date:** 30.10.2026 **E-Auction Time:** 10.00 AM to 04.00 PM	**Reserve Price:** Rs.31,00,000/- (Rupees Thirty-One Lakh Only) **Earnest Money Deposit:** Rs.3,10,000/- (Rupees Three Lakh Ten Thousand Only) **Bid Incremental Amount:** Rs.25,000/- (Rupees Twenty-Five Thousand Only)	MR. MANISH KUSHWAHA +91 8602019804 manish.kushwah@mahindrafinance.com MR. ARIF KHAN +91 9822548464 arif.khan@mahindrafinance.com MR. VARAD BHARNUKE +91 8097135044. varad.bharnuke@mahindrafinance.com

DESCRIPTION OF IMMMOVABLE PROPERTY: ITEM NO-1 – All the piece and parcel of Flat No.3 situated on the first floor, admeasuring Carpet Area of 37.60 Sq. Meters & Built up Area of 53.86 Sq. Meters, in the apartment known as "Sana Apartment", constructed over Nazul plot no. 156/1, out of Nazul Sheet No. 39-B, situated at mauje Akola, Tq & District Akola, Maharashtra. **Bounded as follows: On or Towards East by : -** R.K Apartment. **On or Towards West by : -** Flat No. 1. **On or Towards North by: -** Building of Agarwal and Radha Krushna Complex. **On or Towards South by: -** Flat No.2.

For detailed terms & conditions of the sale, Please refer to the provided link at https://www.mahindrafinance.com/sme-loans/auction-notices or contact with Authorised Officers & for E-Auction Guidance Contact Person Mr. Balaji Mannur, Mob No: 7977701080, e-mail-Id: Mannur.govindarajan@c1india.com.

Date: 23.09.2025 | Place: Akola, Maharashtra

SD/- Authorised Signatory, Mahindra and Mahindra Financial Services Limited

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