

MAHINDRA RURAL HOUSING FINANCE LTD.

Corporate Office:- Agasty Corporate Park, Piramal, Amiti Building, Unit No. 203, 2nd Floor, B Wing, Sunder Bung, Kuria West, Mumbai Maharashtra 400 070 India.CIN - U65922MH2007PLC169791 Regional 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 (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/Mortgagers	Date & Amount Of 13(2) Demand Notice	Description Of Property	Reserve Price/ EMD/Bid Increase Amount	Property Inspection Date & Time	Contact Person
Shyam Kashinath Bendre, Anita Shyam Bendre, Add-c/o mahatre, Flat no 101, Guru Villa Co Op housing Society kalamboli Navi Mumbai. (Gua) Prabha Gulab Gavali Add-at Sonkhas Maglurpir Washim (1298865-XSEMWSM01014566)	17-11-2021	All the piece and parcel of the land with construction there on the bearing PLOT NO: 6, GUT NO: 57, property no 160, NEW SONKHAS TQ MANGRULPIR, DIST WASHIM Total plot area 106 sq mtr Built up area 675 sq ft Four Boundries as Follow East - PART OF PLOT NO 6. MR. RAMBHAU MANWAR West- PLOT NO.05 South-ROAD North- ADULE LAYOUT	Reserve Price Rs. 1021500/-	20-08-2025	SONALI TELANG- 9637405736
	Rs 1017443/- Possession Date		EMD Rs. 102150/-	Date & Time Of Auction & Time 22-08-2025	
	31-01-2025		BIA Rs. 10000/-		
Vitthal Mahadev Bhakre, Devkabai Vitthal Bhakre, Ganesh Vitthal Bhakre Add-at Post Morgao Bhakare Tq Akola Dist Akola (Gua) Pravin Wamanrao Kokate Add- At post Paras Tq Balapur Dist Akola (726408-XSEMAK00629830)	12-07-2021	PLOT NO 220-A FIELD S NO 01, GRAMPANCHAYAT MALMATTA NO 220-A ON TAX RECEIPT NO 1 VILLAGE MOUJE MORGAON (BHAKRE) IN TQ AND DIST AKOLA TOTAL LAND AREA 462 SQ FT AND FOUR BOUNDRIES AS FOLLO W EAST - HOUSE OF SHRI NAZUKRAO DURALKAR, WEST - HOUSE OF SHRI SADANAND AGARKAR, SOUTH - HOUSE OF SHRI BALKRISHNA DURALKAR NORTH - HOUSE OF SHRI DNYDEO JAWANJAL	Reserve Price Rs. 432000/-	20-08-2025	SONALI TELANG- 9637405736
	Rs 504809/- Possession Date		EMD Rs. 43200/-	Date & Time Of Auction & Time 22-08-2025	
	20-12-2024		BIA Rs. 10000/-		
Dhyaneswar Shyamraoji Pawar, Shamrao Govinda Pawar, Lalita Harikisanji Khande, Rajkanya Shamrao pawar Add- at po Dahigaon Purna Tq Chandur Bazar Dist Amravati (392664-XSEMAMR00325399)	08-08-2023	GRAMPCHAYAT HOUSE NO 445, w. no 01 AT POST DAHIGAON PURNA TQ. CHANDUR BAZAR, DIST-AMRAVATI, Total construction area 724 sq ft Four Boundries AS Follow East - house of mr tanaji adalke and road west - house of Nareayan dhakale north - house of vinayak atalkar south - 2 pschool	Reserve Price Rs. 951507/-	20-08-2025	SONALI TELANG- 9637405736
	Rs 770707/- Possession Date		EMD Rs. 95150/-	Date & Time Of Auction & Time 22-08-2025	
	21-02-2025		BIA Rs. 10000/-		
Abidkha Ibrahim Kha, Jarina Khan Abidkhan Add-SAWAR BHILUKSA TAH BABHULGAON DIST YAVATMAL (741542-XSEMYAT00617315)	07-02-2022	property 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 Four Boundaries as Follow East- ROAD west - HOUSE OF SAJID KHAN south - galli (lane) North - HOUSE OF shafiullah KHAN	Reserve Price Rs. 535171/-	20-08-2025	SONALI TELANG- 9637405736
	Rs 369396/- Possession Date		EMD Rs. 53510/-	Date & Time Of Auction & Time 22-08-2025	
	09-07-2024		BIA Rs. 10000/-		
Prakash Nagorao Karwade, Vanmala Prakshrao Karwade, Swapanil Prakash Karwade Add-At Rahatgaon Road V. M.V. Amravati 444604 And Also At Plot No 204, Sheet No 03, Maujeshgaon Pargne, Nadgaonpeth, Amravati (922669-XSEMAMR00792598)	15-11-2019	ALL THE PIECE AND PARCEL OF THE LAND WITH CONSTRUCTION THERE ON THE BEARING AT PLOT NO 204, SHEET N 03, MAUJE SHEGAON PARAGNE NANDGAOPETH AMRAVATI 44604 EAST HOUSE OF BABAN GHARDE WEST HOUSE OF SHRAVAN D TEMBHURNE, NORTH- FIELD OF RAMBHAU PANSARE SOUTH - GOVT ROAD	Reserve Price Rs. 1255500/-	20-08-2025	SONALI TELANG- 9637405736
	Rs 268142/- Possession Date		EMD Rs. 125550/-	Date & Time Of Auction & Time 22-08-2025	
	25-07-2024		BIA Rs. 10000/-		

Sr. No.	Location	Branch Address
1.	Nagpur	MAHINDRA RURAL HOUSING FINANCE LTD 7-A 1 ST FLOOR PATIL COMPLEX RAMBAGH ROAD OPP. MAIN ST BUS TOP GANESH PETH NAGPUR DIST NAGPUR-440009

1. Last date of submission of sealed offers as well as online in the prescribed tender forms along with EMD is **21/08/2025, 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.mahindrashomefinance.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 : 12/08/2025

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