



MUTHOOT HOUSING FINANCE COMPANY LIMITED

Registered Office: TC NO.14/2074-7, Muthoot Centre, Punnen Road, Thiruvananthapuram - 695 034, CIN NO - U65922KL2010PLC025624

Corporate Office: 12/A 01, 13th floor, Parinee Crescenzo, Plot No. C38 & C39, Bandra Kurla Complex-G block (East), Mumbai-400051 TEL. NO: 022-62728517

Branch Address: 1st Floor Pratrara, Besides Airtel, Opp Haldiram, Untkhana Road, Medical Square, Nagpur, Maharashtra - 440009

"Plot No. 22, A, Ward F-7, Reg No B-87/237, Dip Nagar, Opposite-State Bank of India, Near Sahakar Chowk, Aurangabad, Maharashtra - 431001

Shop No. E-8 & E-9, 2nd Floor, Charms Star, Bail Bazar, Kalyan (W), Maharashtra - 421301

Authorised Officer: Contact Person: Amit Shahane Mobile No.: 9764823779, & Rama Chandra Sur - 8655270047 Email ID: authorised.officer@muthoot.com

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

- AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES UNDER SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS & ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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) / Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged / charged to Muthoot Housing Finance Company Ltd., the possession of which has been taken by the Authorised Officer of Muthoot Housing Finance Company Ltd., Secured Creditor pursuant to demand notice (s) issued under Section 13(2) of the Securitization And Reconstruction Of Financial Assets & Enforcement Of Security Interest Act, 2002 in the following loan account (s) the property (ies) will be sold on "AS IS WHERE IS", "AS IS WHAT IS", AND "WHATEVER THERE IS" AND "WITHOUT RECOURSE BASIS" for recovery of dues plus interest to Muthoot Housing Finance Company Ltd. Secured Creditor from Borrower(s)/ Mortgagor(s) and Guarantor(s). The Sale will be conducted through E- auction on Web Portal : <https://sarfaesi.auctiontiger.net/EPROC/>

| Sr. No. | Loan Account No. / Name of Borrower (s)/ Co Borrower(s) / Guarantor(s) / Mortgagor (s) | Outstanding Amount (Rs.) Future Interest Applicable | Possession Type & Date | Inspection date and time | Reserve Price | Earnest Money Deposit (EMD) | Date and Time of E- Auction | Last Date of Bid Submission |
|---|--|---|--|-------------------------------------|--|--|--------------------------------------|--------------------------------------|
| 1 | MHFLPNCNAG000005011768 1. Sarfaraz Mohammad Sharif Sheikh 2. Nilofar Abdul Rahim Pathan | Rs.8,29,003.11/- (Rupees Eight Lakh Twenty Nine Thousand Three and Paise Eleven Only) as on 24-April-2026 | Physical Possession on 27-January-2026 | 15/May/2026 11.00 AM to 03.00 PM | Rs. 6,24,000/- Rupees Six Lakhs Twenty Four Thousand Only | Rs. 62,400/-Rupees Sixty Two Thousand Four Hundred Only | 05-JUN-2026. 11.00 AM to 12.00 PM | 04-JUN-2026. 10.00 AM to 05.00 PM |
| Description of Mortgaged Properties: NAGPUR IMPROVEMENT PRANYAS AND NAGPUR MAHANAGARA PALIKA AREA KHAS MAUJA WANJARI, PATWARI. HALKA. NO.17, R. N. MANDAL PARDI, WARD NO.43, TAHSILAND DISTRICT NAGPUR, KHASRA NO.91/1, IN THE LAND LAYOUT LAID OUT BY SHRI GURUDATT SAHKARI GRUHNIRMAN SANSTHA LTD., NAGPUR, THE WESTERN PORTION OF PLOT NO.107(P), THE LENGTH-WIDTH IS EAST-WEST (44 + 45)/2 FT AND NORTH-SOUTH 24.75 FT, TOTAL AREA ADM. 1100 SQ. FT. (102.19 SQ. MTRS.) OUT OF WHICH DIVIDED IN NORTH-SOUTH, WESTERN PORTION LENGTH-WIDTH IS EAST-WEST (24 + 24.5)/2 FT. AND NORTH-SOUTH 24.75 FT., TOTAL AREA ADM. 600 SQ. FT. (55.74 SQ. MTRS.), SHIT NO.826/41, CITY SURVEY NO.92 BOUNDED BY EAST - REMAINING PART OF PLOT 107 (P) WEST - PLOT NO.108 NORTH - ROAD, SOUTH - | | | | | | | | |
| 2 | MHFLCONNAG000005013293 1. Kisna Kacharu Gaurkhede Alias Kisana Kacharaji Gaurkhede 2. Ratnamala Kisanaji Gaurkhede | Rs.6,94,266.87/- (Rupees Six Lakh Ninety Four Thousand Two Hundred Sixty Six and Paise Eighty Seven Only) as on 24-April-2026 | Physical Possession on 16-January-2026 | 15/May/2026 11.00 AM to 03.00 PM | Rs.10,22,440/- Rupees Ten Lakhs Twenty Two Thousand Four Hundred Forty Only | Rs. 1,02,244/- Rupees One Lakh Two Thousand Two Hundred Forty Four Only | 05-JUN-2026. 11.00 AM to 12.00 PM | 04-JUN-2026. 10.00 AM to 05.00 PM |
| Description of Mortgaged Properties: ALL THAT PIECE AND PARCEL OF LAND BEARING GRAMPANCHAYAT HOUSE NO.293, AS PER TAX AND 298 AS PER ASSESSMENT, ADMEASURING AREA 128.02 SQ. MTRS. (1377.5 SQ. FT.), ENTIRE LAND BEARING WARD NO.3, MOUZA THATURWADA, TAHSIL NARKHED AND DIST. NAGPUR. BOUNDED BY ON THE EAST - HOUSE OF GANESH DHOKE ON THE WEST - G.P. ROAD ON THE SOUTH - ROAD ON THE NORTH - HOUSE OF SAHADEV LOKHANDE | | | | | | | | |

TERMS & CONDITIONS: 1) The E- auction Sale is strictly subject to the terms and conditions mentioned hereunder as per extant guidelines under SARFAESI Act, 2002 & also the terms and condition mentioned in the bid/offer/ tender document to be submitted by the interested bidder(s). 2) The sale will be held on "as is where is", "as is what is", and "whatever there is" and "without recourse basis". 3) The interested bidders shall submit the Offer/ Bid in the prescribed Bid/Offer/tender form that is available on e-auction portal: <https://sarfaesi.auctiontiger.net/EPROC/> and must be accompanied by Earnest Money Deposit ("EMD") by way of Demand Draft in favor of "Muthoot Housing Finance Company Limited". Along with bid/tender/offer documents, the interested bidder are required to submit KYC documents i.e copy of PAN card bidder's identity proof and the address proof such as copy of the Passport, Election Commission Card, Ration Card, Driving license etc. 4) To the best of knowledge and information of the Authorised Officer of Muthoot Housing Finance Company Limited, there is no encumbrances /claims except as disclosed as per the records available with respect of the property(ies). MHFCL however shall not be responsible for any outstanding statutory dues/ encumbrances/ third party claims/rights/ dues /Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes or any other dues including Stamp Duty, GST, Registration Charges, Transfer Charges and any other expenses and charges in respect of the registration of the Sale Certificate in respect of the said properties shall be paid by the successful bidder/purchaser. The interested bidders should make their own independent inquiries regarding encumbrances, title of property and to inspect and satisfy themselves. 5) The successful bidder/purchaser shall have to pay 25% of the final bid amount (after adjusting 10% of the E.M.D. already paid) not later than the next working days after the acceptance of the bid by the Authorized Officer. 6) The balance 75% of the Sale price shall have to be paid on or before 30 days of confirmation of the sale to the successful Purchaser by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited shall be liable to be forfeited and property shall be put to re- auction and the defaulting borrower shall have no claim in respect of the property and amount. 7) The interested bidder who have deposited the EMD and require any assistance in login to the e - auction portal, submitting bid, training on e- bidding process etc. may contact during office hours on working days to our service provider M/s e- Procurement Technologies Limited - (Auction Tiger), Help line Nos: 9173528727 & 63518 96643, Mr. Maulik Shrimali, E-mail Id: maulik.shrimali@auctiontiger.net and for any property related query bidders shall be returned to them without any liability / claim against MHFCL. 8) The Authorized Officer reserves the right to reject any/all bids without assigning any reason. All the bids received from the prospective time available, to redeem the secured asset. 9) The borrower's attention is invited to the provisions of sub section 8 of section 13, of the SARFAESI Act, in respect of the then secured creditor may enforce security interest by way of sale through private treaty. 10) Public in general and borrower(s)/ mortgagor(s) in particular please take notice that if in case auction scheduled herein fails for any reason whatsoever portal of M/s e-Procurement Technologies Limited - (Auction Tiger) <https://sarfaesi.auctiontiger.net/EPROC/>. The borrower(s)/guarantor(s)/mortgagor(s) are hereby given STATUTORY 30 DAYS NOTICE UNDER RULE 8 & 9 of The Security Interest (Enforcement) Rules of SARFAESI ACT

Place: Nagpur, Date: 29-April-2026

Sd/- Authorised Officer - For Muthoot Housing Finance Company Limited