

MAHINDRA RURAL HOUSING FINANCE LTD.

Corporate Office:- Agasty Corporate Park, Piramal, Amity 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 (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
MR NAGENDRA GOMARAO ATHANKAR,VIMLESH NAGENDRA ATHANKAR -R/O PLOT NO 42 ROAD NO 7 PARVATI NAGAR NEAR RAMESHWARI ROAD, WINE SHOP NAGPUR, LANDMARK -NEAR RAMESHWARI ROAD WINE SHOP NAGPUR-440027, Agreement No -XNHLSAQ000001720788 & Agreement No- XSEMNAG01122281. Fin-1720788 & Fin- 1491519	12-09-2024	ALL That part and Parcel of the property- West part of Plot No 42, Mouja Babulkheda, PH No. 39, Bandobast No. 278, Circle No. 2, Sheet No. 41, CTS No. 5730, Kh.No. 54/1, NMC House No. 1410, Ward No. 8, Parvati Nagar, Nagpur-440027, FOUR BOUDRIES - East- reamaing portion of Plot no 42, West- 20,ft Road ,North- 20 ft Road ,South -Plot no -43	Reserve Price Rs. 3489000/-	17-03-2026	SONALI TELANG 9637405736
	Rs. 1542967.18 & Rs. 1502097.93		EMD Rs 3,50,000/-	Date & Time Of Auction & Time 23-03-2026	
	Possession Date 05-01-2026		BIA Rs 10000/-		

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 17-03-2026 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 : 18/02/2026

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