Muthoot Homefin
Muthoot Homefin (India) Ltd.

CIN - U65922KL2011PLC029231
Corporate Office : Muthoot Homefin (INDIA) Ltd. 19/E, The Ruby, SenapatiBapat Marg, Tulsi Pipe Road, NearRuparel College, Dadar West, Mumbai - 400028.
Branch Office: Muthoot Homefin (India) Ltd., Plot No 489, Opp to Kukreja Nagar, 2nd Floor, Above Axis Bank, Nara Road, Jaripatka, Nagpur- 440014.

APPENDIX-IV-A [See proviso to Rule 8(6)]

PUBLIC NOTICE FOR PRIVATE TREATY CUM SALE

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Muthoot Homefin (India) Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the possession, on **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis', Particulars of which are given below:-**

Sr. No.	Borrower(s)/ Co-Borrower(s)/ Guarantor(s) / Loan Account No. / Branch	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)
1.	Raju Dhanraj Raut/ Sujata Dhanraj Raut/ 010-01000341/ Nagpur	09-Nov-2019/ Rs. 10,96,219/- Rupees Ten Lakh Ninety Six Thousand Two Hundred Nineteen Only	Plot No 129, CTS No.194, Kh No. 65, 66, Ward No 21, Bharatwada, Nagpur, Nagpur, Maharashtra- 440014	Rs. 14,00,000/- Rupees Fourteen Lakh Only.	Rs. 1,40,000/- Rupees One Lakh Fourty Thousand Only

1. The Auction is being held on **"AS IS WHERE IS" AND "AS IS WHAT IS" basis**
2. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form, available at the above mentioned regional office
3. Last Date of Submission of Sealed Bid/Offer in the prescribed tender forms along with EMD payable by way of Demand Draft in Favor of 'Muthoot Homefin (India) Ltd'. along with KYC is on **18-Jul-2025 till 04:00 PM** at Regional Office the address mentioned herein above. Tenders that are not filled up completely 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.
4. Date of Inspection of the Immovable Property is on **17-Jul-2025 between 01:00 P.M. to 03:00 P.M.**
5. Date of Opening of the Bid/Offer Auction Date for Property is **19-Jul-2025** at the above mentioned Branch Office address at **01:00 PM.** by the Authorised Officer.
6. The MHIL shall not be responsible for payment of any outstanding statutory notice & Encumbrances / taxes arrears etc. if any & their Responsible to pay the sum would be that of the Successful auction purchase. The Intending bidder should make their own independent inquiries regarding the Encumbrances Title of property & also inspect & satisfy themselves.
7. The Highest bidder shall be subject to approval of MHIL Ltd. Authorised Officer shall Reserve the right to accept all any of the offer /Bid so received without assign any reason whatsoever. His decision shall be final and binding.
8. The Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 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 Muthoot Homefin (India) Ltd, in full, before the date of sale, auction is liable to be set aside.

For further details, contact the Authorised Officer, at the above mentioned Office address Contact Person- **Vasudeo Patil- 8237011555**

Date : July 01, 2025, Place: Nagpur

Sd/- Authorized Officer, Muthoot Homefin (India) Limited