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) READ WITH RULE 9(1) OF SARFAESI ACT

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. Mr. Vidyadhar Swain (Borrower & Mortgagor) **2. Mrs. Komal Vidyadhar Swain** (Co-Applicant - 1)	**Demand Amount:** **Rs.28,96,805.67/-**(Rupees Twenty-Eight Lakh Ninety-Six Thousand Eight Hundred Five and Sixty-Seven Paise Only) as on **11th June 2025** **Demand Notice Date:** 11.06.2025 **Possession Date:** 29.06.2026	**05.10.2026 to 10.10.2026** Between 11:00 AM to 5:00 PM	21.10.2026	**E-Auction Date:** 22.10.2026 **E-Auction Time:** 10:00 AM to 04.00 PM	**Reserve Price: Rs.6,50,000/-** (Rupees Six Lakh And Fifty Only) **Earnest Money Deposit:** **Rs.65,000/-** (Rupees Sixty Five Thousand Only) . **Bid Incremental Amount:** **Rs.10,000/-** (Rupees Ten Thousand Only)	**MR. ARIF KHAN** **+91 9822548464** ARIF.KHAN@MAHINDRA FINANCE.COM **MR. VARAD BHARNUKE** **+91 8097185044.** VARAD.BHARNUKE@MAHINDRA FINANCE.COM

DESCRIPTION OF IMMMOVABLE PROPERTY ITEM NO-I – All that piece and parcel of the land bearing Plot No. 2, Total admeasuring 2234.43 square meter (24051 square feets) in Layout of Kh.No. 52/2, Mouza Besa PSK 38/A, together with the entire RCC Superstructure Comprising Shop No. 003, Covering a built up area of 11.377 Square Meter (122.46 Square Feet) on the Ground Floor of the Atharva Nagri 1 Wing C, which is within the limits of Nagpur Improvement Trust and the Nagpur Municipal Corporation, Village Besa, Tahsil and District: Nagpur along with Contruction standing thereon. **Bounded as Follows: On or towards East by :** Remaining Land of Khasara No. 52/2; **On or towards West by :** Khasara No. 58/2; **On or towards North by :** Khasara No. 52/1; **On or towards South by :** 7.50-meter-wide road.

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: 02.10.2026 | Place: Nagpur, Maharashtra. **SD/- Authorised Signatory, Mahindra and Mahindra Financial Services Limited**