



MENTOR
HOME LOANS

MENTOR HOME LOANS INDIA LIMITED

(Formerly known as Mentor India Limited)

HEAD OFFICE: Mentor House, B-9, Govind Marg, Sethi colony, Jaipur-302004

Phone: +91 8946800800 & 9351945723 E-Mail: legal01@mentorloans.co.in

खुशियां आपकी साथ हमारा...

Auction Notice

***Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Here in after referred to as the Act).**

Notice is hereby given to the public in general and to the Borrower/Co-Borrower/Guarantor in particular that the under mentioned property mortgaged to Mentor Home Loans India Limited (Formerly known as Mentor India Limited), the possession of which had been taken by the Authorised Officer under S. 13(4) of the Act will be sold by Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc. as detailed below. The property described below will be sold if the Borrower/Co-Borrower/Guarantor fails to pay the amount mentioned in this notice within 30 days from the date of this notice on "AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

S. No.	Name of Borrowers/ Guarantor & LAN No.	Description of Secured Assets	Amount Due as on	Date of Phy. Poss.	Reserve Price of Assets	EMD Amount	Date & Time of Auction
1.	Umrav Singh Borana, Munaa Bai, LAN No.- BHN000001459	House No. 28/2, Patwari Halka No. 41, Khasra No. 43, Ward No. 13, Gram Gulabkhedi, Gram Panchayat Mundla, Janpad Panchayat Neemuch, Tehsil & Dist. Neemuch, MP, Area 2460 Sq. Ft.	Rs. 908998/- Dues as on 14-06-2025	20-May-25	Rs. 1000000/-	Rs. 100000/-	28-07-2025 12:00 PM

- Terms and Conditions:**
1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
 2. The sale process of above properties shall be conducted through auction only on the above mentioned date & time by Authorised officer at Branch Office of Mentor Home Loans India Ltd for properties. Contact Person Mr. Satish Gautam (Mob. +91-9351945723).
 3. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of A/c No-1721200110002853 in favor of Mentor Home Loans India Limited c/o AU Small Finance Bank, Branch Rajapark, Jaipur, IFSC Code: AUBL002217, before submitting bids. EMD can also be paid by way of Cheque/Pay Order/Demand Draft one day before the auction date.
 4. The minimum bid increment shall be Rs. 10,000/- for bids up to Rs. 10 Lacs and Rs. 20,000/- for bids above Rs. 10 Lacs.
 5. All statutory liabilities/taxes/maintenance fee/Property tax/ Electricity/Water charges etc., outstanding as on date and yet to fall due would be ascertained by the bidder(s) and would be borne by the successful bidder. Company does not take any responsibility to provide information on the same.
 6. The amount of EMD paid by the interested bidders shall carry no interest.
 7. All disputes regarding the matter will be under jurisdiction of court in Jaipur only.
 8. Earnest Money Deposit (EMD) shall be 10% of reserved price of property.
 9. Subject matter (auction) will be under DRT & Court order.
 10. The Company reserves the rights and all Discretionary power to accept / to reject / to adjourn/ to postpone/ to revoke the sale or change terms and condition of sale or services without any prior information or reason.

*For other Important terms & conditions, please contact the authorised auction officer.

Date: 19.06.2025

Place: Neemuch

**Authorised officer
Mentor Home Loans India Ltd.**