Hinduja Housing Finance Limited

HINDUJA HOUSING FINANCE LIMITED

Corporate Office: 167-169, 2ND Floor, Little Mount, Saidapet, Chennai – 600015
E-mail ID: auction@hindujahousingfinance.co

New Branch Office- Hinduja Housing Finance Limited 1st floor, Shriji Complex, Church Road, Nr. SBI Square, Yavatmal, Dist-Yavatmal-445001, Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607 Maharashtra.

Authorized Officer Contact No: Ritesh Gawai (RLM)-9011858221, Mr. Rushikesh Ubhale- 9823244498, Mr. Rahul Nikure (CLM)-9405473208, Mr. Mithlesh Dehariya(CRM)-8226009399

NOTICE OF SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY UNDER SECURITY INTEREST (SARFAESI ACT) RULES, 2002

Notice is hereby given particular to the Borrower(s) and Co-Borrower(s) that pursuant to taking Physical Possession of the secured asset mentioned hereunder by the Authorized Officer of Hinduja Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, we hereby give you notice that the below mentioned secured asset shall be sold by the undersigned through private treaty if you fail to pay within **15 days** of this notice, the entire outstanding loan amount as per the terms and conditions contained in the Loan Agreement and other documents pertaining to the Loan availed by you. **After expiry of 15 days,** no further notice whatsoever will be given to you and the below mentioned Secured Asset will be sold through accordingly through private treaty. Immovable property, as described hereunder, to be sold on, **as 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis',** condition with all the existing and future encumbrances if any, whether known or unknown. Particulars of which are given below: -

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Description of the Immovable property	Reserve Price /Offer Price
Loan Account No. MH/YAV/YAVA/A000000072 1) MR. AYYUB SHEIKH (Borrower), 2) MS. JENANBI SHEIKH (Co-Borrower), 3) MR. ALIM SHEIKH (Co-Borrower) All are R/O of 271, MUBARAK NAGAR, WAARD NO 3, ARNI, TAH. ARNI, DIST- YAVATMAL, Maharashtra, India - 445103	All that piece and parcel of the land along with construction over it bearing Plot No 32, Farm S.No.123/3A ,Pa.No.236 having total admeasuring 1614 Sq. Ft. (150 Sq. Mt.), out of which in the east-west line and (75 Sq. Mt) of southern side part 807 Sq. Ft open plot is subject of the said purchase, Field Survey No.72/3-A (Old 123/3A), Old House no. 32, current house no. 2819/32, situated at Mauje Arni, Tah Arni, Dist Yavatmal situated at within the limits of Jurisdiction of sub Registered Office Arani and within the limits of Muncipal Council Arni and schedule property is bounded as Towards On the East side : Layout Plot No 31, On the West side : Layout 6 Mtr Road, On the North side : Remaining part of plot No. 32, On the South side : Another Layout	**Rs.10,00,000/- (Rupees Ten Lakh Only)**
Loan Account No. MH/AMR/AMRA/A000000544 1) MR. Mahesh Sadashivrao Naik (Borrower), 2) MS. Vaishali Mahesh Naik (Co-Borrower) All are R/O of C/O Sau Kanchan Jaware, Shyam Sundaram Layout Ward No 2, Chadur Railway Road, Nandgaon Khandeshwar Amravati Maharashtra 444708	All the piece and parcel of land bearing layout converted Plot No. 29-A, admeasuring 102.21 sq.Mtrs. (1100 sq.Feet) towards southern side portion of east-west division, along with construction thereon, out of survey No. 195/2-A and 195/3-C, situated at mouje - Bednera, Pragane- Badnera, Tq.& Dist. Amravati, layout converted plot vide Rev. Case No. NAP-34/Badnera-91/2003- 04 within the jurisdiction of Sub Registrar' City of Amravati and within the limits of Amravati Municipal Corporation, Amravati, Bounded by: East-Plot No.29-B, West -7.5 Mt Wide Road, North- Remaining Portion of same Plot, South- 7.5 mt Wide Road.	**Rs.17,00,000/- (Rupees Seventeen Lakh Only)**

1. Sale through Private Treaty will be on **"As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis". HHFL** *(HINDUJA HOUSING FINANCE LIMITED) is not responsible for any liabilities whatsoever* pending upon the property. **2.** The purchaser will be required to deposit 20% of the sale consideration on the *next working day of receipt of HHFL'S acceptance of offer for purchase of property and the* remaining 80% amount within 10 days thereafter. **3.** Failure to remit the balance amount of 80% as required under clause (2) above, *will cause forfeiture of 20% amount of sale consideration.* **4.** *In case of non-* acceptance of offer of purchase by the HHFL, the amount of 20% paid along with the application will be refunded without any interest. **5.** *The property is being sold with all the existing and future encumbrances whether known or unknown to the HHFL.* The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. **6.** The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date. **7.** The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. **8.** Sale shall be in accordance with the provisions of SARFAESI Act/ Rules. **9.** The sale of the secured assets mentioned in the Schedule herein above are subject to your acceptance of the terms mentioned herein. **10.** HHFL reserve right to reject any offer of purchase without assigning any reason. **11.** In case of more than one offer, HHFL will accept the highest offer.

For further details, contact the Authorized Officer, at the abovementioned Office address.

Place: Yavatmal/Amravati /Nagpur, Signed By Authorized Officer, Date : 16.02.2026