



Hinduja Housing Finance Limited

## HINDUJA HOUSING FINANCE LIMITED

Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015. (Tamil Nadu) E-mail ID: auction@hindujahousingfinance.com

## APPENDIX- IV-A [See proviso to rule 9(1)] Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of immovable property mortgaged to Hinduja Housing Finance Limited (HHFL) Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015. (Tamil Nadu) and Branch Office at- Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sal Nagar Road, Amravati- 444607, 1st Floor Bury Building, office Block No101, Besides M.G House, Civil lines, Nagpur. 440001, Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of HHFL had taken the **symbolic possession** of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts dues. The Sale will be done by the undersigned through e-auction platform provided at the website: [www.AuctionTiger.in](http://www.AuctionTiger.in)

Date of Inspection of property 15- November -2025 (11.00 hrs -14.00 hrs)		EMD Last Date 21- November -2025 till 5 pm.	Date / Time of E-Auction 22- November -2025 11.00 hrs-13.00 hrs.		
Sr. No.	Borrower(s) / Co-Borrower(s) / Guarantor(s) / Loan Account Number	Demand Notice Date and Amount	Description of the Immovable property / Secured Asset	Date of Symbolic Possession	Reserve Price (RP)
1.	1. Mr. SATTAR ABDUL (Deceased) (Borrower), 2. Ms. NAFIS ABDUL (Co-Borrower), 3. MR. ABDUL MOHIP ABDUL SATTAR (LEGAL HEIRS of Deceased Mr. SATTAR ABDUL), 4. MR. ABDUL MOHSIN ABDUL SATTAR (LEGAL HEIRS of Deceased Mr. SATTAR ABDUL) 5. MR. SOHEL AHMAD ABDUL SATTAR (LEGAL HEIRS of Deceased Mr. SATTAR ABDUL) Loan Account Number - MH/NGR/AMVT/A000000010	17-Feb-2025 Rs. 5,54,341/- as on 14/02/2025	All that piece and parcel of the land alongwith construction over it bearing Plot No.31, Area of total Admeasuring 3000 Sq.Feet ( 278.81 Sq.Mtrs ), Survey No 208/2 Ward No.13, Grampanchayat No.229 Situated at Mouje -Morshi ,Taluqa, Post and Tahsil- Morshi, Dist - Amravati and Within the Limits of Amravati Municipal Council Amravati and schedule property boundaries as under. On the East side : House Sheikh Najim A Latif, On the West side : Plot No 30, On the North side : 25 Ft Layout Road, On the South side : Layout of Mr.Thakare	11-June-2025	Rs. Total Outstanding as On Date Rs. 56,40,000/-
	Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)			EMD Rs. 5,64,000/- on 14/10/2025	
2.	1. SUBHASH SAKTEL (Deceased) (Borrower) 2. Mrs. KIRTI SAKTEL (LEGAL HEIRS of Deceased Mr. SUBHASH SAKTEL) (Co-Borrower) 3. Mr. ADARSH SAKTEL (LEGAL HEIRS of Deceased Mr. SUBHASH SAKTEL) 4. Ms. KHUSHI SAKTEL (LEGAL HEIRS of Deceased Mr. SUBHASH SAKTEL) Loan Account Number - MH/NGR/WARD/A000000205	07.03.2025 Rs. 9,79,440/- as on 26.02.2025	All that piece and parcel of the land along with construction over it bearing Plot No. 51, its Northern side portion area admeasuring 1500 Sq. Ft. (139.44 Sq. Mtrs.), bearing Old Filed Survey No. 35/36/1, 37/3 & New Filed Survey No. 79/1/B, Mouza- Sindhi (Meghe), Mouza No. 143, P.H. No. 43, Situated within the limits of Grampanchayat Sindhi (Meghe), Tahsil & District Wardha, and schedule property is bounded as Towards On the East side: Road, On the West side: Vacant Land, On the North side : Road, On the South side: Remaining portion of Plot No.51,	06-June-2025	Rs. Total Outstanding as On Date Rs. 8,53,675/- as on 14/10/2025
	Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			EMD Rs. 1,68,800/-	
3.	1. MR. MOHD IMRAN SHEIKH (Borrower) 2. Ms. NUSRAT ANJUM SHEIKH (Co-Borrower) Loan Account Number - MH/NGR/NPUR/A000000646	22-April-2025 Rs. 25,08,179/- up to 8.04.2025	All that piece and parcel of the land bearing Remaining Part/Portion of Plot No. 115, 116 and 117 Total admeasuring -65.03 Sq. Mtr (Total admeasuring-700 Sq.Feet), Ward No. 21, NMC bearing House No. 22568/115-116-117, being Part of Khasra No. 62/1, City Survey No. 186, Sheet No. 348/65/P.H. No.34A, of Mouza-Wathoda, Situated within the jurisdiction of Nagpur Municipal Corporation and Nagpur Improvement Trust , Tah. Nagpur, Dist. Nagpur, the Schedule of property is bounded as towards. On the East side : Road, On the West side : Nala, On the North side : Road, On the South side : Layout Boundary	22-July-2025	Rs. Total Outstanding as On Date Rs 24,91,835/- as on 14/10/2025
	Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			EMD Rs. 2,96,696/-	

Mode of Payment:- All payment shall be made by demand draft in favour of "HINDUJA HOUSING FINANCE LIMITED" payable at Amravati / Nagpur

through RTGS/NEFT The accounts details are as follows:-

Customer Name	Name of the account	Name of The Bank	Account Number	IFSC Code
Mr. SATTAR ABDUL + 4	Hinduja Housing Finance Limited	HDFC	HHFLDMHNGRAMVTA010	HFDC0004989
Mr. SUBHASH SAKTEL Nalk + 3	Hinduja Housing Finance Limited	HDFC	HHFLDMHNGRWARDA205	HFDC0004989
1. MR. MOHD IMRAN SHEIKH + 1	Hinduja Housing Finance Limited	HDFC	HHFLDMHNGRNPURA646	HFDC0004989

## TERMS &amp; CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being sold on "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" **6 WITHOUT REOURSE BASIS**. As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extant & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or any representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries / due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bid/s. 4. Auction/bidding shall only be through "online electronic mode" through the website <https://sarfaesi.auctontiger.net> Or Auction provided by the service provider M/s e-Procurement Technologies Pvt. Ltd, who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor / service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service M/s e-Procurement Technologies Pvt. Ltd. (Auction Tiger) B-705, Wall Street II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad - 380 006, Gujarat (India) (Contact no. 91-800023297, 9265562819 / 9265562821) Support Email - support@aucntiger.net, ramprasad@aucntiger.net, Email: support@bankeauctions.com 7. For participating in the e-auction sale the Intending bidders should register their name at <https://sarfaesi.auctontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only their password immediately upon receiving it from the service provider. 8. For participating in e-auction, Intending bidders have to deposit a refundable EMD of 10% of RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Hinduja Housing Finance Limited" on or before 21-November-2025. 9. The Intending bidders should submit the duly filled in Bid Form (format available on [www.AuctionTiger.in](http://www.AuctionTiger.in)) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the **Authorized Officer HHFL Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sal Nagar Road, Amravati- 444607, 1st Floor Bury Building, office Block No101, Besides M.G House, Civil lines, Nagpur. 440001**. Maharashtra latest by 03:00 PM on 21-November-2025. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the respective Loan Account No and Name of customers for respective property (as mentioned above). 10. After expiry of the last date of submission of bids with EMD, Authorised Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/s e-Procurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding / auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorised Officer, **Hinduja Housing Finance Limited Branch Office at- Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sal Nagar Road, Amravati- 444607, 1st Floor Bury Building, office Block No101, Besides M.G House, Civil lines, Nagpur. 440001** Maharashtra and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. 14. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Hinduja Housing Finance Limited. 15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale. 16. At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised Officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorised Officer, failing which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 19. Sale Certificate will be issued by the Authorised Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges. 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser 21. The Authorised officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorised Officer is final, binding and unquestionable. 23. All bidders who submitted the bids shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 24. For further details and queries contact Authorised Officer, **Hinduja Housing Finance Limited: PANKAJ CHOURHARY- 7081820333, RUSHIKESH UBHALE- 9823244498, MITHLESH DEHARIYA- 9226009399, RAHUL NIKURE- 9405473208**. 25. This publication is also 30(Thirty) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Authorized Officer, **Hinduja Housing Finance Limited**

Place: Amravati, Date: 21.10.2025  
Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Hinduja Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.