



HINDUJA LEYLAND FINANCE LIMITED

Corporate Office: 27 A, Developed Industrial Estate, Guindy, Chennai – 600032.

Branch Office: 3rd Floor, Shop No. 1, 2, 3 and part of Shop No. 4, Anandam World Center, Model Mill Compound, Ganeshpeth, Nagpur, Maharashtra – 440018.

E>AUCTION
SALE NOTICE
Sale of secured
immovable
asset under
SARFAESI Act

E-auction Sale Notice for 1st Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (the "Act") read with Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

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Notice is hereby given to the public in general and in particular to the Borrower/ Co-Borrower/ Mortgagor (s)/Guarantor(s) that the below described immovable properties mortgaged to HINDUJA LEYLAND FINANCE LTD (hereinafter referred to as the "Secured Creditor" as per the Act), the possession of which has been taken by the Authorised Officer of Secured Creditor in exercise of powers conferred under section 13(12) of the Act read with Rules 8 and 9 of the security interest (Enforcement) Rule pursuant to notice under section 13(2) of the Act.

The Secured Assets will be sold on "As is where is", "As is what is", and "Whatever there is" basis on 06-07-2026 through E-Auction. It is hereby informed to General public that we are going to conduct public through E-Auction platform provided at the website: www.auctionfocus.in For detailed T&Cs of sale, please refer to link provided in HLF/Secured Creditor's website i.e. www.hindujaleylandfinance.com

| Account No. Name of Borrower, Co- Borrower | Demand Notice Date and Outstanding Amount | Possession date | 1. Reserve Price 2. Earnest Money Deposit (EMD) (10% of RP). 3. Bid Incremental Amount | 1. Date and time of Auction 2. Last Date of Submission EMD 3. Date & time of property In- spection |
|---|---|--|--|--|
| 1. Account No :- CRNGNG00869 1. White-Space (Borrower) 2. Mr. Prabhakar R. Yellewar (Co-Borrower) 3. Mr. Vipul Yellewar (Co-Borrower) 4. Mrs. Renuka Yellewar (Co-Borrower) | Notice date: 10/10/2025 Total Dues: Rs 2,72,59,893.69/- (Two Crore Seventy-Two Lakhs Fifty-Nine Thou- sand Eight Hundred Ninety-Three Rupees & Sixty-Nine Paise Only) as on 1 June 2026 | A) Possession date: 29/12/2025 B) Possession: Physical : 14/02/2026 | Rs. 49,91,139/- (Rupees Forty-Nine Lakhs Ninety-One Thousand One Hundred & Thirty-Nine Only) Earnest Money Deposit (EMD): Rs. 4,99,113/- (Rupees Four Lakhs Ninety-Nine Thousand One Hundred & Thirteen Only) Bid Incremental Amount: - Rs. 25,000/- (Rupees Twenty-Five Only) | Date and time of Auction : 06-07-2026 at (1 PM to 2 PM) Last Date of Submission EMD with KYC 04-07-2026 Before 5 PM Date & time of property Inspection: 03-07-2026 Before 5 PM. |

DESCRIPTION OF PROPERTY : ALL THAT Piece and Parcel of land bearing Plot No. 22, admeasuring 12.00 Mtrs. X 18.00 Mts. equal to 216-sq. mtrs. being the Portion of entire land bearing Kh. No. 72/4 of Mouza SOMALWADA, P. H. No. 44, TOGETHERWITH the entire R.C.C. Superstructure comprising Apartment No. T-1 covering a Built-up area of about 107.834 Sq. Mtrs. on the THIRD FLOOR of a building known and styled as "DATTATRAYA SADANIKA" bearing Corporation House No. 3475/A/22, City Survey No. 516, Sheet No. 475/30 within the limits of Nagpur Corporation Ward No. 15 and Nagpur Improvement Trust and **bounded as under:** EAST: Open Space, WEST: 9 M. Wide Road, NORTH: Open Space, SOUTH: Plot No. 21.

The intending bidders/purchasers are advised to visit Secured Creditor Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself/itself in all aspects thereto before submitting the bids. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and Password well in advance, which is mandatory for e-bidding, from auction service provider) M/s. AUCTION FOCUS PVT.LTD. Contact number - 90166 41848 Email id - support@auctionfocus.in. Contact Person - Mrs. Shraddha, Please note that Prospective bidders may avail online training on e-auction from them only. The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of by way of NEFT/RTGS /DD in the account of "HINDUJA LEYLAND FINANCE LTD", Bank- Kotak Mahindra Bank. Account No-3011253960 and IFSC Code- KKBK0000462, having its branch at Anna Salai, drawn on any nationalized or scheduled Bank on or before 04-07-2026 and register their name at <https://www.auctionfocus.in> and get user ID and password free of cost and get training on e-Auction from the service provider. After their Registration on the website, the intending purchaser/bidder is required to get the copies of the following documents uploaded, e-mail and sent self-attested hard copy at Address 3rd Floor, Shop No. 1, 2, 3 and part of Shop No. 4, Anandam World Center, Model Mill Compound, Ganeshpeth, Nagpur, Maharashtra – 440018.

Authorised Officer Mr. Kirtiraj Deshmukh on Mobile no. 7208001876 e-mail ID kirtyraj.d@hindujaleylandfinance.com & Collection Manager Mr. Kamlesh Ukey on Mobile no. 7720033882 e-mail ID kamleshukey@hindujaleylandfinance.com For further details on terms and conditions please visit <https://www.auctionfocus.in> & www.hindujaleylandfinance.com to take part in e-auction.

This notice should also be considered as 15 DAYS (Fifteen Days) notice to Borrower / Co-Borrower/ Mortgagor (s)/Guarantor(s) under Rule 8(6) of the Security Interest (Enforcement) Rule-2002

Date: 03/06/2026

Place: Nagpur

Sd/- Authorized Officer
For Hinduja Leyland Finance Limited.