

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to Hinduja Housing Finance Limited (HHF) Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015, (Tamil Nadu) and Branch Address : 1st Floor Buty Building, office Block No101, Besides M.G House, Civil Lines, Nagpur, 440001, Ground Floor, Gawande Layout, Nr.Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607, 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 physical 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.bankeauctions.com.

Date of Inspection of property 03/06/2025		EMD Last Date 09/06/2025	Date/ Time of E-Auction 10/06/2025	
Sr. No.	Borrower(s) /Co-Borrower(s)/ Loan Account Number	Demand Notice Date and Amount	Description of the Immovable property / Secured Asset	Reserve Price (RP)
1.	MH/NGR/NPUR/A000000719 Mr. MR. ABHISHEK GONDHANE (Borrower) and MS. VRUSHALI GONDANE (Co Borrower) MR. KESHAV GONDANE (Co Borrower)	17/12/2024 For Rs. 19,32,397/- (Rupees Nineteen Lacs Thirty Two Thousand Three Hundred Ninety Seven Only) up to 17/12/2024	All that piece and parcel of the land along with construction over it bearing Plot No.1 PH No. 12, Apartment No. 902, Carpet area 47.97 Sq.mt and Build up area 52.74 Sq.mt together with Double Height Terrace admeasuring 65,270 Sq.mt on Ninth Floor of Building known as 'SATYAM TULIP', alongwith 1.167% undivided share in Plot No.1, Admeasuring about 2394.874 Sq.mt, Within limits of Ward No. 6 of Gram Panchayat Godhani, being Part of Meter Kh No. 67/2/B/ Survey No. 67/2/B/1 as per 7/12 Extract) of Mouza- Godhani Railway, Tahsil- Nagpur and the North side : Open Space, On the South side : Flat No.901	07.03.2025 Rs. 24,94,800/- Total Outstanding as On Date 29/4/25 Rs.1886869/- EMD Rs. 2,49,480/-
	Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			
2.	MH/NGR/NPUR/A000000642 & CO/CPC/CPDF/A000001678 Mr. UMESH GOMKALE (Borrower) and MS. PRITI GOMKALE (Co Borrower)	17/12/2024 For Rs. 27,86,018/- (Rupees Twenty Seven Lacs Eighty Six Thousand Eighteen Only) up to 17/12/2024	All that piece and parcel of the land along with construction over it Plot No. 94, admeasuring about 1614 Sq. Ft (150 Sq. Mtr), being the entire portion land Bearing Kh No. 196/3, 196/4, 196/5, 196/6, Ph No. 11, Mouza-Nara, Within the limit of Nagpur Municipal Corporation And Nagpur Improvement Trust Nagpur, Tah. Nagpur, Dist. Nagpur. and schedule property is bounded as Towards : On the East side : Common road, On the West side : Plot No. 93, On the North side : Plot No.95, On the South side : Common road	07.03.2025 Rs. 39,75,296/- Total Outstanding as On Date 29/4/25 Rs.2801329/- EMD Rs. 3,97,530/-
	Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			
3.	MH/AMR/AMRA/A00000071 1 Mr. AMOL INGALE (Borrower) and Ms. PRANALI INGALE (Co Borrower)	20/12/2024 For Rs. 23,86,725/- (Rupees Twenty Three Lac Eighty Six Thousand Seven Hundred Twenty Five Only) up to 20/12/2024	All that piece and parcel of the land alongwith construction over it land bearing layout converted Plot No. 14- A, admeasuring 1531.82 Sq. Feet (142.31 Sq. Mtrs.), out of field Survey No. 108/1, situated at Mouje - Peth Amravati, Pragane - Badnera, Tq. & Dist. Amravati, located at Vyanktesh Township No.3, Within the jurisdiction of Sub Registrar, City of Amravati and within the limits of Amravati Municipal Corporation	08.03.2025 Rs. 23,52,800/- Total Outstanding as On Date 28/4/25 Rs.2373990/- EMD Rs. 2,35,280/-
	Bid Increase Amount Rs.10,000/- (Rupees Ten Thousand Only)			
	Amravati and Schedule Property boundaries as under - On or towards East : Plot No. 17-B, On or towards West : Road in layout, On or towards North : Plot No. 14-B, On or towards South : Plot No. 13			

Mode Of Payment:- All payment shall be made by demand draft in favour of "HINDUJA HOUSING FINANCE LIMITED" payable at Nagpur/Amravati through RTGS/NEFT The accounts details are as follows:-

Customer Name	Name of the account	Name of The Bank	Account Number	IFSC Code
Mr. Abhishek Gondhane +2	Hinduja Housing Finance Limited	HDFC	HHFLTDMHNGRNPURA719	HDFC0004989
Mr. Umesh Gomkale +1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHNGRNPURA642	HDFC0004989
Mr. AMOL INGALE +2	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAMAA711	HDFC0004989

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:- 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assts (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 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://www.bankeauctions.com. Or Auction provided by the service provider M/S C1 India Private Limited, 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 own, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/S C1 India Pvt Ltd, Plot No- 68, 3rd floor Sector 44 Gurgaon Haryana -122003 (Contact no. 7291981124,25,26) Support Email - Support@bankeauctions.com, Mr. Balaji Mannur. Mob. 7977701080, Email: mannur.govindarajan@c1india.com 7. For participating in the e-auction sale the intending bidders should register their name at https://www.bankeauction.com well in advance and shall get the user id and password. Intending bidders are advised to change only the 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 favour of "Hinduja Housing Finance Limited" on or before 09-June-2025. 9. The Intending bidders should submit the duly filled in Bid Form (format available on https://www.bankeauctions.com) along with the demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer HHFL Branch Address : 1st Floor Buty Building, office Block No101, Besides M.G House, Civil Lines, Nagpur, 440001, Ground Floor, Gawande Layout, Nr.Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607, Maharashtra. latest by 03:00 PM on 09-June-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, over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/S C1 India Pvt Ltd. 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 Authorized Officer, Hinduja Housing Finance Limited, Branch Address : 1st Floor Buty Building, office Block No101, Besides M.G House, Civil Lines, Nagpur, 440001, Ground Floor, Gawande Layout, Nr.Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607, Maharashtra and the Service Provider for getting declared as successful bidder in the E-Auction Sale down in his favour and balance 75% of bid amount within 30 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Hinduja Housing Finance Limited. 14. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down by the successful bidder. 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 further time in writing, for depositing the balance of the bid amount. 16. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant (out of Sale proceeds) and submit TDS certificate to the Authorized officer and the deposit the entire amount of sale price towards TDS deduction of 1% towards TDS), adjusting the EMD within 30 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorized Officer, failing which the earnest deposit will be forfeited. 18. Issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues (if any) has to be paid by the successful bidder before Certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price / bid stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 19. Applicable legal charges for conveyance, postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. 20. The Authorized officer may postpone to a later date before 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. 21. The decision of the Authorized Officer is final, binding and unquestionable. 22. 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. 23. For further details and queries, contact Authorized Officer, Hinduja Housing Finance Limited. For further details and queries, contact Authorized Officer, Hinduja Housing Finance Limited: HARISH KACHI-8657697069, RUSHIKESH UBHALE- 9823244498, MITHLESH DEHARIYA-9226009399, said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Place: Nagpur /Amravati , Date: 08 - May -2025

Authorized Officer, Hinduja Housing Finance Ltd.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. All bidders Hinduja Housing Finance Limited nor the Service Provider will be responsible for any lapses/fallouts in the auction sale.