



HERO HOUSING FINANCE LIMITED

Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi - 110057,

Branch Office: Flat No. 403, 4 Floor, Shiv Gaurav Estate, Plot No. 01,
Bhagwagarh Layout- Eastern Dharampeth Nagpur, Maharashtra - 440010.

PUBLIC NOTICE (E - AUCTION) FOR SALE OF IMMOVABLE PROPERTY (UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

NOTICE FOR SALE OF IMMOVABLE PROPERTY MORTGAGED WITH HERO HOUSING FINANCE LIMITED(SECURED CREDITOR) UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002.

Notice is hereby given to the public in general and in particular to the borrower(s) and guarantor(s) or their legal heirs/ representatives that the below described immovable properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the **Authorized Officer of Hero Housing Finance Limited (secured creditor)**, will be sold on 28-January-2026 (E-Auction Date) on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis for recovery of outstanding dues from below mentioned Borrowers, Co- Borrowers or Guarantors. The Reserve Price and the Earnest Money Deposit is mentioned below. The EMD should be made through Demand Draft/RTGS/NEFT for participating in the Public E-Auction along with the Bid Form which shall be submitted to the **Authorized Officer of the Hero Housing Finance Ltd On or before 27-January-2026 till 5 PM at Branch Office: Office No. Flat No. 403, 4 Floor, Shiv Gaurav Estate, Plot No. 01, Bhagwagarh Layout- Eastern Dharampeth Nagpur, Maharashtra - 440010.**

Loan Account No.	Name of the Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir/Legal Rep	Date of Demand Notice/ Amount as on date	Type of Possession (Under Constructive/ Physical)	Reserve Price	Earnest Money
HHFNAGHOU 22000022871	Purushottam G Tembhurkar	21/02/2023, Rs. 40,15,508/- as on 17/12/2025	Physical	Rs. 25,68,000/-	Rs. 2,56,800/-

Description of property: All That Piece And Parcel Of Apartment No. B8-a-701, On Seventh Floor, In Block No. B8, Building No. A, Having Carpet Area Admeasuring About 41.10 Sq. Mtrs. & Built Up Area Admeasuring 38.75 Sq. Mtrs. & Super Built Up Area Admeasuring 59.80 Sq. Mtrs., Covered In 1 Bedroom, 1 Kitchen & 1 Hall Along With Latrine & Bath Together With 0.143% Undivided Proportionate Share In A Cluster Known As "sudama" Being The Portion Of "vrindavan" Mouza Jamtha, Land Bearing Plot No.5 Comprising Out Of Survey No. 248,257/2,258/1-G, & 258/1-K, 258/2 P.H. No. 42, Situated At Jamtha Tahsil- Nagpur Rural, & District Nagpur, Maharashtra & The Apartment Is Bounded As Under: Bounded By: On The East: Road, On The West: Apartment No. B8-A-704, On The North: Road, On The South: Tower 8B

HHFNAGLAP 23000044432	Shadab Jumman Maladhari	06/02/2025, Rs. 15,12,034/- as on 17/12/2025	Physical	Rs. 18,00,000/-	Rs. 1,80,000/-
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Description of property: All Piece And Parcel Of Property No.222 Rcc Structure, Ward No.3, Admeasuring 899.08 Sq. Ft (83.53 Sq. Mtr) Situated At Village- Kaniyadol, Taluka Kalmeshwar, District Nagpur, Maharashtra- 441502. Boundaries: East: Suryabhan Meshram House, West: Vithoba Junghare House, North: Dhonbha Uke House, South: Cemet Road.

Terms and condition:

The E-auction will take place through portal <https://bankeauctions.com> on 28-January-2026 (E-Auction Date) After 11:00 AM onwards with limited extension of 10 minutes each.

The Intending Purchasers / Bidders are required to deposit EMD amount either through RTGS / NEFT or by way of Demand Draft/RTGS/NEFT favouring the "HERO HOUSING FINANCE LTD." The EMD amount will be return to the unsuccessful bidders after conclusion of the E-auction.

TERMS AND CONDITIONS OF THE E-AUCTION:

(1) E-Auction is being held on "As is where is Basis" & "As is what is Basis" & "whatever there is Basis" & "Without recourse Basis" and will be conducted "online". (2) Bid increment amount shall be Rs.15,000/- (Rupees Fifteen Thousand Only). (3) The E-Auction will be conducted through M/s. C-1 India Pvt Ltd through Mr. Dharani Krishna- 9948182222 (Helpline No(s): Support Landline No. +91 124 4302020/2021/2022/2023/2024, Support Mobile Nos.: +917291981124/25/26 and E-mail on support@bankeauctions.com / andhra@c1india.com) at their web portal <https://bankeauctions.com>. (4) There is no encumbrance on the property which is in the knowledge of Secured Creditors. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bids. In this regard, the E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of Hero Housing Finance Limited. (5) The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. The sale shall be subject to rules/ conditions/ prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. The other terms and conditions of the E-Auction are published in the following website: www.herohousingfinance.com. (6) For property details and visit to property contact to Mr. Amar Satpute / 9028734375 / amar.satpute@herohfl.com / and Shekhar Singh / 9711522275/ shekhar.singh@herohfl.com. (7) The prospective bidders can inspect the property on 22-January-2026 between 11.00 A.M to 2.00 P.M with prior appointment.

30 DAYS SALE NOTICE TO THE BORROWER/GUARANTOR/MORTGAGOR

The above-mentioned Borrower/Mortgagor/guarantors are hereby noticed to pay the sum as mentioned in Demand Notice under section 13(2) with as on date interest and expenses before the date of Auction failing which the property shall be auctioned and balance dues, if any, will be recovered with interest and cost from you.

For detailed terms and conditions of the sale, please refer to the link provided in

https://uat.herohomefinance.in/hero_housing/other-notice

on Hero Housing Finance Limited (Secured Creditor's) website i.e www.herohousingfinance.com

FOR HERO HOUSING FINANCE LIMITED

AUTHORISED OFFICER

Mr. Amar Satpute, Mob- 9028734375

Email: amar.satpute@herohfl.com

DATE : 20-12-2025

PLACE : NAGPUR/ROM