

HINDUJA HOUSING FINANCE LIMITED

Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai – 600015. (Tamil Nadu) Branch office Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607. Branch Address: 1st Floor Buty Building, office Block No101, Besides M.G House, Civil Lines, Nagpur. 440001. Branch Address: 1st Floor Above Abhishek Suzuki Showroom, Mul Road Chandrapur-442401. E-mail ID: auction@hindujahousingfinance.com

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 Office Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607. Branch Address: 1st Floor Buty Building, office Block No101, Besides M.G House, Civil Lines, Nagpur. 440001 and Branch Address: 1st Floor Above Abhishek Suzuki Showroom, Mul Road Chandrapur-442401. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of HHF 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.bankauctions.com

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)	Date of Inspection of property
1.	1. MR. SUFI FARHAT ALI NINHAJ ALI KHAN (Borrower) 2. MS. SUFIYANBEGAM KHAN (Co-borrower), 3. MS. SUFI SHIREEN ANJUM KHAN (Co-borrower), Loan Account No. MH/AMR/AMRA/A000000174 & MH/AMR/AMRA/A000000514	13/11/2024 Rs. 26,19,956/- (Rupees Twenty Six Lacs Nineteen Thousand Nine Hundred Fifty Six Only) as on 12/11/2024 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	All that piece and parcel of the land along with construction over it bearing Plot No. 9 Admeasuring 975 Sq. Ft. Build up area: 1850 Sq. Ft. with fixed structure, installations, fittings and Survey No. 35, Mouje - Gambhirpur, Pragane-Badnera, Tq. & Dist. Amravati and schedule property boundaries as under. On the East side: Road, On the West side: Plot of Farukullahan, On the North side: Road, On the South side: 10FT Gali,	06.02.2025 Total Outstanding as On Date Rs. 25,77,756/- (Rupees Twenty Five Lakh Seventy Seven Thousand Seven Hundred Fifty Six Only) up to 20/02/2025	Rs. 42,37,500/- (Rupees Forty Two Lakh Thirty Seven Thousand Five Hundred Only) Earnest Money Deposit (EMD) Rs. 4,23,750/- (Rupees Four Lakh Twenty Three Thousand Seven Hundred Fifty Only)	21/03/2025 11.00 hrs -14.00 hrs EMD Last Date 29/03/2025 till 5 pm. Date/ Time of E-Auction 31/03/2025 11:00 hrs-13:00 hrs.
2.	1. MR. AJAYSINGH MAHAVIR SINGH THAKUR (Borrower) and 2. MS. RANJANA AJAYSINGH THAKUR (Co-borrower), Loan Account No. MH/AMR/AMRA/A000000551	14/11/2024 Rs. 6,03,184/- (Rupees Six Lacs Three Thousand One Hundred Eighty Four Only) as on 13/11/2024 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	"All that piece and parcel of the land along with construction over it bearing Plot No. 257 Admeasuring 310 Sq. Ft. (28.8 Sq. Mtrs.) out of Nazul Sheet No. 92-C, Municipal Corporation property No./Property No. 15/1, Ward No. 42 situated at Mouje - Amravati Gaonhan, Pragane-Badnera, Tq. & Dist. Amravati and within the jurisdiction of sub Register city of Amravati and Within the Limits of Amravati Municipal Corporation Amravati and schedule property boundaries as under. On the East side: House of Shri Ganpat Sevak and Tikamdas Saraf, On the West side: Road (Sadak), On the North side: House of Pushpa Anand Kadam, On the South side: House of Shri Mali,	06.02.2025 Total Outstanding as On Date Rs. 5,98,783/- (Rupees Five Lakh Ninety Eight Thousand Seven Hundred Eighty Three Only) up to 20/02/2025	Rs. 13,75,000/- (Rupees Thirteen Lakh Seventy Five Thousand Only) Earnest Money Deposit (EMD) Rs. 1,37,500/- (Rupees One Lakh Thirty Seven Thousand Five Hundred Only)	21/03/2025 11.00 hrs -14.00 hrs EMD Last Date 29/03/2025 till 5 pm. Date/ Time of E-Auction 31/03/2025 11:00 hrs-13:00 hrs.
3.	1. MR. VINOD BARAHATE (Borrower) and 2. MS. SUSHMA BARAHATE (Co-borrower), Loan Account No. MH/NGR/NPUP/A000000517	14/11/2024 Rs. 22,04,668/- (Rupees Twenty Two Lacs Four Thousand Six Hundred Sixty Eight Only) as on 13/11/2024 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	"All that piece and parcel of the land along with construction over it bearing House No. 5492, Ward No-6, bearing Eastern Side open Plot after division of its Northern South Portion, having total admeasuring 1000 Sq. Ft. (92.94 Sq. Mtrs.), Old Field Survey No. 252 & New Field Survey No. 133/1D, Mouza No. 87, T.Sa. No. 21, Mouza - Pipari Meghe, out of within the jurisdiction of Grampanchayat Pipari Meghe, Tahsil & District - Wardha, and schedule property is bounded as per Partition Deed On the East side: Portion Comes	29.01.2025 Total Outstanding as On Date Rs. 21,64,455/- (Rupees Twenty One Lakh Sixty Four Thousand Four Hundred Fifty Five Only) up to 20/02/2025	Rs. 39,00,000/- (Rupees Thirty Nine Lakh Only) Earnest Money Deposit (EMD) Rs. 3,90,000/- (Rupees Three Lakh Ninety Thousand Only)	21/03/2025 11.00 hrs -14.00 hrs EMD Last Date 29/03/2025 till 5 pm. Date/ Time of E-Auction 31/03/2025 11:00 hrs-13:00 hrs.
4.	1. MR. MOHAMMAD NAJAR SHEIKH (Borrower) and 2. MS. FARHIN TABASSUM SHEIKH (Co-borrower), Loan Account No. MH/CPU/CHAM/A000000019	13/11/2024 Rs. 10,63,824/- (Rupees Ten Lacs Sixty Three Thousand Eight Hundred Twenty Four Only) as on 12/11/2024 Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)	"All that piece and parcel of the land along with construction over it bearing Flat No. G-10 on Ground Floor of Plot No. 105 to 114 out of survey No. 122, Block No. 8, in Raj Nagar, Built up Area 28.00Sq. Mtr, having total admeasuring 1569.92 Sq. Mtr. out of which undivided share Land Area 34.12 Sq. Mtr, Property No. 699, Mouza - Ber Rih, T.S. No. 10, Tahsil & District - Chandrapur, and schedule property is bounded as Towards As per Plot No. 105 to 114. On the East side: Layout Road, On the West side: Layout Road, On the North side	28.01.2025 Total Outstanding as On Date Rs. 11,56,544/- (Rupees Eleven Lakh Fifty Six Thousand Five Hundred Forty Four Only) up to 20/02/2025	Rs. 10,86,500/- (Rupees Ten Lakh Eighty Six Thousand Five Hundred Only) Earnest Money Deposit (EMD) Rs. 1,08,650/- (Rupees One Lakh Eight Thousand Six Hundred Fifty Only)	21/03/2025 11.00 hrs -14.00 hrs EMD Last Date 29/03/2025 till 5 pm. Date/ Time of E-Auction 31/03/2025 11:00 hrs-13:00 hrs.

: Layout Road, On the South side: Land of Survey No. 121 & schedule property is bounded as Towards As per Flat No F-10, On the East side: 6.00 Mtr. wide Road, On the West side: Parking, On the North side: Flat No G-11, On the South side: Flat No G-9.

Mode Of Payment:-

All payment shall be made by demand draft in favour of "HINDUJA HOUSING FINANCE LIMITED" payable at Nagpur, Amravati and Chandrapur.

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

Customer Name	Name of the account	Name of The Bank	Account Number	IFSC Code
MR. SUFI FARHAT ALI NINHAJ ALI KHAN +2	Hinduja Housing Finance Limited	HDFC	HHFLTDHMHAMRAA174	HDFC0004989
MR. AJAYSINGH MAHAVIR SINGH THAKUR +1	Hinduja Housing Finance Limited	HDFC	HHFLTDHMHAMRAA581	HDFC0004989
MR. VINOD BARAHATE +1	Hinduja Housing Finance Limited	HDFC	HHFLTDHMHAGNPNRA167	HDFC0004989
MR. MOHAMMAD NAJAR SHEIKH +1	Hinduja Housing Finance Limited	HDFC	HHFLTDHMHCCPUCHANA19	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 / 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 extent & 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 the 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.bankauctions.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, 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@bankauctions.com, Mr. Balaji Mannur, Mob. 9777701080, Email: mannur.govindarajan@c1india.com. 7. For participating in the e-auction sale the intending bidders should register their name at <https://www.bankauctions.com> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving 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" or before 29-03-2025. 9. The intending bidders should submit the duly filled in Bid Form (format available on <https://www.bankauctions.com>) along with the demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer (HHF), Regional Office, 1st Floor, DIP Bangla Chowk, Towards Senapati Bapat Road, Pune Maharashtra- 411016 and Branch office Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607. Branch Address: 1st Floor Buty Building, office Block No101, Besides M.G House, Civil Lines, Nagpur. 440001. and Branch Address: 1st Floor Above Abhishek Suzuki Showroom, Mul Road Chandrapur-442401. latest by 03:00 PM on 29-03-2025. 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, Authorized 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 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, Regional Office 1st Floor, DIP Bangla Chowk, Towards Senapati Bapat Road, Pune Maharashtra- 411016, and Branch office Ground Floor, Gawande Layout, Nr. Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607, and Branch Address: 1st Floor Buty Building, office Block No101, Besides M.G House, Civil Lines, Nagpur. 440001. and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. 14. The successful bidder shall deposit 75% 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 Authorized 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 Authorized 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 Authorized 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 Authorized 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 Authorized 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 15 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorized Officer is final, binding and unquestionable. 23. All bidders who submitted the bid, 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 Authorized Officer, Hinduja Housing Finance Limited. Harish Kachi -8657697069, Rushikesh Ubhale -9823244498, Rahul Nikure -9405473208, Mithlesh Dehariya-8226009359. 25. This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagor / Guarantors of the above 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: Amravati, Nagpur, Chandrapur. Date: 28.02.2025

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. 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.