



HERO HOUSING FINANCE LIMITED

Registered Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: Flat no 403, 4 Floor, Shiv Gaurav Estate, Plot no 01, Bhagwagar Layout- Eastern Dharampeth Nagpur, Maharashtra Pin - 440010.

PUBLIC NOTICE (E- AUCTION FOR SALE OF IMMOVABLE PROPERTY)

[UNDER RULE 9(1) 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 25-February-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 24-February-2026 till 5 PM at Branch Office: Office No. Flat no 403, 4 Floor, Shiv Gaurav Estate, Plot no 01, Bhagwagar Layout- Eastern Dharampeth Nagpur, Maharashtra Pin-440010.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) /Legal Heir(s)/ Legal Rep.	Date of Demand Notice	Type of Possession (Under Constructive / Physical)	Reserve Price
		Amount as on date		Earnest Money
HHFNAGHOU22000026992	Mohammad Naseem, Naba Anjum Nadeem Qureshi	21/08/2024, Rs. 39,82,430/- as on 04/02/2026	Physical	Rs. 20,00,000/-
				Rs. 2,00,000/-

Description of property: All That Piece And Parcel Of Plot No.37, 38 And 44, Kh. No.32/2, City Survey Plot Cs No. 5844, 5843, 5838, Sheet No.30, Ph. No. 39, Mouza Babulkheda, As Per City Survey Record Plot No. 120, 137 And 119, Corp House No.420/29, 420/30 And 420/37 Old 240, 245 And 252, Sheet No 30, Admeasuring Total Area 4800 Sq.ft. First Floor In Building Constructed On Plot Admeasuring Area Of 1200 Sq.ft., Nagpur, Maharashtra- 440027. Boundries As Follows: - East-road West-Plot No.123&124, North-Road, South-Road

HHFNAGHOU22000022861	Ganesh V Gadekar/ Anjali G Gadekar	19/01/2023, Rs. 27,95,403/- as on 04/02/2026	Physical	Rs. 8,00,000/-
				Rs. 80,000/-
Description of property: All That Piece And Parcel Of R.C.C. Superstructure Comprising Of Apartment No. B1-402 Covering A Carpet Area Admeasuring 26.466 Sq. Mtrs Situated On Fourth Floor, In Block No. B-1, Building No. B., In The Cluster Known As Gokul, Situated In The Scheme Known As Vrindavan Along With 0.1667 % Undivided Share And Interest In All That Piece And Parcel Of Land Being Field / Survey /gut No. 38/1, Having Admeasuring About 0.97 H.r. Held In Occupancy Class -1 Rights Of Mouza-Wagdara Bearing P.h. No.48 Within The Limits Of Grampanchayat Wagdara In Tehsil Hingna And District Nagpur, Maharashtra- 440015. Bounded By: North: Tower No. A East: Apartment No. B1-403, South: Apartment No. B1-407 West: Apartment No. B1-401				

HHFNAGHOU22000022871	Purushottam G Tembhurkar, Padma Purushottam Tembhurkar	21/02/2023, Rs. 40,67,788/-as on 04/02/2026	Physical	Rs. 22,50,000/-
				Rs. 2,25,000/-
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 & This 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				

Terms and condition: The E-auction will take place through portal <https://bankeauctions.com> on 25-February-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 (Fifteen Thousand Only) for Reserve Price till 25 lakhs, Rs 25,000 (Twenty-Five Thousand Only) for Reserve Price above 25 Lakhs till 50 lakh, Rs 50,000 (Fifty Thousand Only) for Reserve Price above 50 Lakh till 1 crore, Rs 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. 3.The E-Auction will be conducted through M/s. C1 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 enquires 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@herohfi.com / and Shekhar Singh/9711522275/ shekhar.singh@herohfi.com. 7.The prospective bidders can inspect the property on 18-February-2026 2025 between 11.00 A.M to 2.00 P.M with prior appointment.

15 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

Date: 07/02/2026
Place: Nagpur/ROM

For Hero Housing Finance Ltd. Authorised officer
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