



Hinduja Housing Finance Limited

HINDUJA HOUSING FINANCE LIMITED

Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015. (Tamil Nadu) 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 at:- Hinduja Housing Finance "Yamunayatan" Joshi, 2nd floor, 225-B, W High Court Road, Gokulpeth, Nagpur, Maharashtra 440010, Ground Floor, Gawande Layout, Nr.Hotel Kanhaiya Kunj, Ravi to Sai Nagar Road, Amravati-444607, 1st floor, Shriji Complex, Church Road, Nr. SBI Square, Yavatmal, Dist-Yavatmal-445001, 1st Floor, Ambika Nagar, Ghatpuri Naka, Near Sai Baba Mandir, Khamgaon - 444303, Hinduja Housing Finance Limited Yamuna Tarang Complex, 1st Floor, Kirti Nagar, Murtijapur Road, Akola. Pin code - 444001, 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 has 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.AuctionTiger.in

Date of Inspection of property 20- February -2026 till 5 pm.

EMD Last Date 25- February -2026 till 5 pm.

Date/ Time of E-Auction 26- February -2026 11.00 hrs-13.00 hrs.

Table with 5 columns: 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 Physical Possession, Reserve Price (RP). Contains 11 rows of auction details.

12.	<b>1. MR. PURUSHOTTAM MOTIRAM MAHULKAR (Borrower), 2.Ms. RENUKA PURUSHOTTAM MAHULKAR (Co-Borrower)</b> Loan Account Number – MH/AMR/AMRA/A000000336	11/10/2025 Rs. 6,20,323/- to 08.10.2025	All that peace and parcel of land bearing Plot No. 147, (Total admeasuring 97.5 Sq. Mtrs). (Total admeasuring 1049.1 Sq. Feet), field Survey No. 21, 28, situated at Mauje-Peth Amravati, Pragne-Badnera, Dist. Amravati, and schedule property as Bounded as : On the East side : Road,  On the West side : Plot No.138 ,On the North side : Half Portion /Remaining Portion of Plot 147 , On the South side : Plot No. 146	20-12-2025 <b>Total Outstanding as On Date Rs 6,18,503/- as on 19/1/2026</b>	Rs 26,18,000 /-  EMD Rs. 2,61,800/-
	Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)				
13.	<b>1. MR. AVINASH RAUT (Borrower), 2.Ms. GAYATRI RONGHE (Co-Borrower), 3. MR. GIRIDHAR RAUT</b> Loan Account Number – MH/AMR/AMRA/A000000777	11/10/2025 Rs. 10,84,841/- to 08.10.2025	All that peace and parcel of land bearing Plot No. 56, (Total admeasuring 139.40 Sq. Mtrs). (Total admeasuring 1500 Sq. Feet), towards western side of north-south division, out of total admeasuring 3300 Sq. Feet, along with construction thereon, out of field Survey No. 9, situated at Mouje - Nimbhora Khurd, Pragne - Badnera,  Tq. & Dist. Amravati, Within the jurisdiction of Sub Registrar, City of Amravati and within the limits of Amravati Municipal Corporation Amravati, and schedule property as Bounded as : On the East side : Remaining Portion of same Plot 56, On the West side : Plot No. 55, On the North side : Road , On the South side : Service Lane	20-12-2025 <b>Total Outstanding as On Date Rs 11,50,000/- as on 19/1/2026</b>	Rs 30,40,000/-  EMD Rs. 3,04,000/-
	Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)				
14.	<b>1. MR. RAJU PIDURKAR (Borrower), 2.Ms. RANJANA PIDURKAR (Co-Borrower)</b> Loan Account Number – MH/CPU/CHAN/A000000059	08/09/2025 Rs. 7,75,858/- As on 08/09/2025	All that piece and parcel of the land along with construction over it Gavthan old Property No. 296, New Property No. 276, House No 294, Total Area admeasuring 1015 sq.ft. (94.33 sq.mtr.), and Total Builtup 388 sq.ft.(36.05 sq.mtr.), Mouza-Vendali, Tah & Dist. Chandrapur, and schedule  property is bounded as Towards ON THE EAST: Road, ON THE WEST: Abadi Land, ON THE NORTH: House of Mahadeo Dewalkar, ON THE SOUTH: House of Maroti Zade.	06-12-2025 <b>Total Outstanding as On Date Rs 822901/- as on 19/1/2026</b>	Rs 8,76,920/-  EMD Rs. 87,692/-
	Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)				
15.	<b>1. MR. SATISH KAMBLE (Borrower), 2.Ms. RANI ITKAR (Co-Borrower)</b> Loan Account Number – MH/CPU/CHAN/A000000119	11/10/2025 Rs. 17,42,290/- to 08.10.2025	All that piece and parcel of the land along with construction over it Flat no. C-2 on Third Floor of in the building named & styled As "Naaz Plaza" having built up area Total Area admeasuring 88.81 Sq. Mtr, of 1/37th Undivided share of land arca 26.91 Sq. Mtr. out of total area 870.00 Sq. Mtr. of Plot no. 34 and 35 out of survey no. 325A and  325B, T.S No 11, situated at Mouza Urjanagar, Tah. & Dist. Chandrapur. Within the jurisdiction of Sub Registrar Chandrapur and within the limits of Grampanchayat Urjanagar, and schedule property is bounded as Towards ON THE EAST: Lay Out Plot No 36, ON THE WEST: Stair Case and Flat No C-1/C-4, ON THE NORTH: Flat No D-2/ D10, ON THE SOUTH: Lay Out Road	20-12-2025 <b>Total Outstanding as On Date Rs 1804081/- as on 19/1/2026</b>	Rs 17,59,040 /-  EMD Rs. 1,75,904/-
	Bid Increase Amount Rs. 10,000/- (Rupees Ten Thousand Only)				

All payment shall be made by demand draft in favour of "HINDUJA HOUSING FINANCE LIMITED" payable at Amravati /Khamagao /Akola /Nagpur/Wardha/Yavatmal

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

Customer Name	Name of the account	Name of The Bank	Account Number	IFSC Code
Mr JYOTI RODHE + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAKLKMNA091	HDFC0004989
Mr. Mohankumar Dryaneshawar Wankhade +1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAKLA066	HDFC0004989
Ms. Prashant Payaghan + 2	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAKLA130	HDFC0004989
Mr. AJAY TAYDE + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAMAA209	HDFC0004989
Mr. RAVINDRAN THANGAM + 2	Hinduja Housing Finance Limited	HDFC	HHFLTDMHNGRGNDA231	HDFC0004989
Mr. SAZID ALI + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHNGRNPURA743	HDFC0004989
Ms. ASLAM SHAH HUSAIN SHAH + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAKLA171	HDFC0004989
Mr POPATRAO KATKAR + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHNGRNPURA692	HDFC0004989
Ms. MANJUSHA PANDHRE + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHYAVYVAAA082	HDFC0004989
Mr JIVAN THEE + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHYAVYVAAA127	HDFC0004989
Mr. AJAY SURYAVANSHI + 2	Hinduja Housing Finance Limited	HDFC	HHFLTDMHYAVYVAAA420	HDFC0004989
Mr PURUSHOTTAM MOTIRAM MAHULKAR + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAMAA336	HDFC0004989
Mr. AVINASH RAUT + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAMAA777	HDFC0004989
Mr. RAJU PIDURKAR + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHNCPUCHANA059	HDFC0004989
Mr SATISH KAMBLE + 1	Hinduja Housing Finance Limited	HDFC	HHFLTDMHNCPUCHANA119	HDFC0004989

**TERMS & CONDITIONS OF ONLINE E- AUCTION SALE:-**

- The Property is being sold on "As Is Where Is Basis", "As Is What Is Basis" and "Whatever Is There Is Basis", condition with all the existing and future encumbrances if any, whether known or unknown" & "WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities.
- 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.
- 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 nay 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.
- Auction/bidding shall only be through "online electronic mode" through the website www.AuctionTiger.in Or Auction provided by the service provider M/s e-Procurement Technologies Pvt. Ltd, who shall arrange & coordinate the entire process of auction through the e-auction platform.
- 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.
- For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provide B-705, Wall Street II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad – 380 006, Gujarat (India) (Contact no. 8000023297) Support Email –Support@bankeauctions.com, Ram Sharma Mob. 8000023297, Email:ramprasad@auctiontiger.net
- For participating in the e-auction sale the intending bidders should register their name at www.AuctionTiger.in 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.
- 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 " on or before 25- February-2026.
- The intending bidders should submit the duly filled in Bid Form (format available on www.AuctionTiger.in) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer HHFL Branch office at Hinduja Housing Finance Limited 1st Floor, Nirmal Heights, Nandu Stop, AUSA Raod, Opp Viswa Super Market, Latur. 413512. latest by 03:00 PM on 25-February-2026.
- 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)
- After expiry of the last date of submission of bids with EMD, Authorised 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 eProcurement Technologies Limited 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.
- 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.
- 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.
- 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 Authorised Officer, Branch office at Hinduja Housing Finance Limited 1st Floor, Nirmal Heights, Nandu Stop, AUSA Raod, Opp Viswa Super Market, Latur. 413512 and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings.
- The successful bidder shall deposit 25% 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.
- 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.
- At the request of the successful bidder, the Authorised Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount.
- The Successful Bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorised 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 Authorised Officer, failing which the earnest deposit will be forfeited.
- 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.
- Sale Certificate will be issued by the Authorised 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.
- Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser.
- 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.
- The decision of the Authorised Officer is final, binding and unquestionable.
- 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.
- For further details and queries, contact Authorised Officer, Hinduja Housing Finance Limited: PANKAJ CHOUDHARY-7081828333, RUSHIKESH UBHALE- 9823244498, SUMEET KHARAT-8830845900, RAHUL NIKURE-9405473208.
- This publication is also 30(Thirty) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(6)and 9(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place.

Place: Amravati/Khamagao/Yavatmal/Nagpur /Chandrapur/Akola

Date: 24.01.2026

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.