



HERO HOUSING FINANCE LIMITED

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

Branch Office: 5th Floor, Shubhjivan Arcade, Opp Mox Plaza, Borivali West, S.V.Road, Borivali (West), Mumbai, Maharashtra -400092 - HO

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 **29-09-2026** (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 Authorised Officer of the Hero Housing Finance Ltd** On or before **28-09-2026** till 5 PM at **Branch Office:** 5th Floor, Shubhjivan Arcade, Opp Mox Plaza, Borivali West, S.V.Road, Borivali (West), Mumbai, Maharashtra - 400092 - HO

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
HHFBDLHOU22000020561 // HHFBDLIPL22000020562	Deepali Kiran Nemade, Kiran Namdeo Nemade	09-04-2025, Rs. 32,44,539/- as on 09-09-2026	Physical	Rs.18,00,000/-
				Rs.1,80,000/-

Description of property: ALL that piece and parcel of land bearing Survey no.95, Hissa No.2, Flat No.401, 4th Floor, A- Wing, Building Known as MATA RAMAI PALACE, admeasuring carpet area 25.93 sq. Mtr., land lying, being and situated at Village Belavali Tal. Ambarnath District Thane, within the limits of the Registration District Thane and Maharashtra. Boundaries : East: Internal Road, West: Open Plot, North: B Wing, South: Open Plot

HHFPLGIPL22000031277 // HHFPLGHOU22000031258	Pranali Ganesh Medhekar, Vidhya Ganesh Medhekar	22-08-2025, Rs. 14,91,811/- as on 09-09-2026	Physical	Rs.9,90,000/-
				Rs.99,000/-

Description of property: All Piece And Parcel of Flat No. 406, 4th Floor, Area 15.81 Sq.mtr Carpet Area, Balcony Area 6.22 Sq.mtr, Chajja/Weathershed Area 4.01 Sq.mtr, C.B____, Otl____ All Together 26.04 Sq.mtr, Building No.8, Known As 'om Residency' In Complex 'central Park' Constructed On Land Bearing 1) Gut No.224, Area Admeasuring 2-82-0 H.r., Assessment Rs.7.10 Ps., 2) Gut No.226 [Old 51/1 (Part)], Hissa No.2, Area Admeasuring 1-20-0 H.r., Assessment Rs.2.70 Ps., And 3) Gut No.226 [Old 51/1 (Part)], Hissa No. 3, Area Admeasuring 0-46-40 H.r., Assessment Rs.0.90 Ps., Situated At Village : Makane, Taluka Palghar, District - Palghar, Within The Area of Sub-registrar Palghar, Maharashtra - 401102.

HHFVASHOU23000033130 // HHFVASLAP23000039016	Chanderkant Shankar Doke, Dakshata Chandrakant Doke	17-09-2025, Rs. 20,70,421/- as on 09-09-2026	Physical	Rs.15,70,000/-
				Rs.1,57,000/-

Description of property: All Piece And Parcel Offlat No.002, on Ground Floor, G Wing, Area Admeasuring 28.47 Sq.mtr Carpet Area, in Building 'Manorama Nagar' And Society Known As 'manorama Nagar G Wing Chsl' Constructed on Land Bearing Survey No. 13, Hissa No. 1/6 And Hissa No. 1/7, Plot No.4, Total Area Admeasuring About 9636.98 Sq.mtr, Situated At Village Kulgaon, Taluka Ambarnath, Dist Thane -421503.

HHFVRRHOU22000030304 // HHFVRRIPL22000030581	Krishna Wife of Saini Suresh J., Saini Suresh J.	24-10-2025, Rs. 34,70,387/- as on 09-09-2026	Physical	Rs.26,45,000/-
				Rs.2,64,500/-

Description of property: All Piece And Parcel of Flat No.504, on 5th Floor, Having Admeasuring 51.11 Sq.mtr Built Up Area, H Wing, in Building Known As 'reliable Complex Phase -II CHSL' Constructed on Land Bearing Survey No. 4, Situated At Village Nilemore, Within Jurisdiction of Vasai Virar City Municipal Corporation, Within Limits of Sub- Registrar, Vasai – 1/2/3/4/5/6 Taluka Vasai Dist Palghar -401203.

HHFMUMHOU19000006229 // HHFMUMIPL20000006609	Appasaheb Bapusaheb Yadav, Shraddha Appasaheb Yadav	15-12-2025, Rs. 18,66,812/- as on 09-09-2026	Physical	Rs.13,60,000/-
				Rs.1,36,000/-

Description of property: All Piece And Parcel of Flat No. 103, On 1st Floor, Adm – 398.15 Sq. Ft Carpet, In Building 'Narendra Paradise' Constructed on Land Bearing Survey No. 105, Plot No.8, Adm 418 Sq.mtr Situated At Village Varangade, Taluka & District Palghar 401501 Within Local Jurisdiction of Grampanchyat Maan And Within Jurisdiction of Sub-registrar. Boundries As Follows: - On or Towards East: Plot No. 5,6&7. On or Towards West:12 Mtr Road,s, On or Towards South:Open Plot, On or Towards North: o6 Mfr Road.

HHFPLGHOU24000045114 // HHFPLGIP L24000045117	Mohd Lucky, Nasrin Wife of Mohd Lucky	18/12/2025, Rs. 1,13,06,002/- as on 09-09-2026	Physical	Rs.1,00,00,000/-
				Rs.10,00,000/-

Description of property: All That Peace And Parcel of Residential Premises Unit No. 2005 Admeasuring Area 621 Sq. Ft (Carpet) Equivalent To 57.69 Sq. Mtr. (Carpet)+ 38 Sq.ft. Equivalent To 3.53 Sq. Mtr. "Exclusive Balcony/Varandah/Open Terrace Area" or "EBVT AREA" Totaling To 659 Sq. Ft. Equivalent To 61.22 Sq. Mtrs. NetArea (Carpet + EbvtArea) On The Twentieth Floor of Tower-3 Known As Casa Maxima Tower 1 To 4 Co-operative Housing Society Limited Situated At Survey No. 90/3B, 91/2, 98/2 Village Ghodbunder, Mira Road (East), Tal: Thane 401107 Along With one Alloted Car Parking Space, Lying Being And Situated At Village Ghodbunder And Within The Limits of Mira Bhayandar Municipal Corporation And In The Registration District And Sub District of Thane.

Terms and condition: The E-auction will take place through portal on **29-09-2026** (E-Auction Date) After 11:00AM 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 1crore, Rs 1,00,000 (1 Lakh Only) for Reserve price Beyond 1 Crore. 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 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 ant 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 **Shekhar Singh/9711522275/ shekhar.singh@herohfl.com. / Prathmesh Tapase / 7304501990 / prathmesh.tapase@herohfl.com.** 7.The prospective bidders can inspect the property on **22-09-2026** 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: 11/09/2026

For Hero Housing Finance Ltd. Authorised officer

Place: Mumbai

Prathmesh Tapase / 7304501990 / prathmesh.tapase@herohfl.com