



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 **16-09-2026** (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 **15-09-2026** 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
HHFMUMHOU19000005219 // HHFMUMIPL19000005271	Indrapal Paras Chavan, Anjani Devi, Anjani Indrapal Chauhan	19-11-2025, Rs.16,36,616/- as on 25-08-2026	Physical	Rs.11,00,000/- Rs.1,10,000/-

Description of property: All That Premises Bearing Flat No. 102, Admeasuring 433.73 Sq. Ft. Built Up Area, i.e 40.31 Sq.mtr, on 1st Floor, A Wing, Bldg No.3 'Radha Residency' of Type C1A, All The Sanctioned FSI Admeasuring 1743.11 Sq. Mtrs. F.s.i. (Built- Up Area) In Building No. 03 Consisting of A Wing, Type C1A, Area Admeasuring About 558.59 Sq. Mtrs. And Consisting of B Wing, Type A-1, Area Admeasuring About 606.39 Sq. Mtrs. And Consisting of C Wing, Type C1B, Area Admeasuring About 578.13 Sq. Mtrs. on The Portion of Land Bearing Gut/survey. No.20/1 And 20/3, of Revenue Village - Nagzari, Tal & Dist - Palghar, Within The Limits of Grampanchayat Nagzari And Sub-registrar Palgharsurvey No. 20/1, 20/3, Situated At Village Nagzari- Taluka And Dist Palghar- 401404.

HHFMUMHOU22000028980 // HHFVRLAP23000034051	Dinesh Ganpat Kamble, Maya Dinesh Kamble	09-10-2025, Rs.15,03,830/- as on 25-08-2026	Physical	Rs.13,00,000/- Rs.1,30,000/-
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Description of property: All Piece And Parcel of Flat No.403, 4th Floor, Admeasuring Area of 27.41 Sq. Mtr. (Built Up Area) In The Building Name "Unique Apartment", Society Name "Sai Savali Welfare Society", Building No.04, S. No.1, Hissa No.11,15, Village Nilemore, Nilegaon, Nallasopara West, Tal. Vasai, Dist Palghar, Within Limits of Vasai-Virar City Municipal Corporation, Maharashtra, Pin-401203.

HHFBDLHOU20000011618	Sandeep Tanaji Pawar, Arti Sandeep Pawar	22-08-2025, Rs.28,88,901/- as on 25-08-2026	Physical	Rs.15,00,000/- Rs.1,50,000/-
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Description of property: Residential Flat No. 004, Ground Floor, Wing-A, Building No. 4, Mahalaxmi Aangan- II, Survey No. 27/4, Situated At Village- Chinchwali, Taluka- Panvel District- Raigarh, Maharashtra- 410206 Carpet Area Measuring 36.584sq Mtr i.e. 393.790 Sq. Ft. Plot Bounded by: North: By Gat No. 27/4 part, East: By Gat No. 10 & 7, South: By Village Gaothan, West: By Gat No. 35 & 43

HHFMUMHOU220000025778 // HHFMUMIPL22000025957	Prakashchandra Solanki, Durga Solanki	26.06.2024, Rs.24,31,625/- as on 25-08-2026	Physical	Rs.8,00,000/- Rs.80,000/-
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Description of property: All Piece And Parcel of Flat No. A/204, Area Admeasuring 47.95 Sq.mtr. Built Up Area on The 2nd Floor, Type D1, Building No.05, Matheshwari Apartment, Survey No.40/B-11 Part of Village Bandate, Kelve Road East, Beside Silver Green & Ahead of Shree Samarth Satam Maharaj Temple, Taluka & Dist. Palghar-401401.

HHFMUMHOU19000005812	Rabiya Siddiqui, Shahenaj Banu Sakir Ali Shaikh	10/03/2025, Rs.24,83,732/- as on 25-08-2026	Physical	Rs.10,00,000/- Rs.1,00,000/-
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Description of property: All That Piece And Parcel of The Flat/Office/Shop/Premises In Project Known As "Sodhi Presidency" Apartment Having Flat No. 206, Having Carpet Area Admeasuring 47.84 Sq. Mtrs, i.e. 515 Sq.ft. on The 2nd Floor, D- Wing, Building No.12, Building Type B1, Situated At Village Pamtembi, Taluka Palghar Situated Within The Limits of Gram Panchayat Boisar, Panchayat Samiti And Taluka Palghar And Within The Limits of Zilla Parishad Thane And Within The Limits of The Registration District Thane And Sub Registration District Palghar, Maharashtra.

Terms and condition: The E-auction will take place through portal on **16-09-2026** (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 **09-09-2026** 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: 27/08/2026

Place: Mumbai

For Hero Housing Finance Ltd. Authorised officer

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