

**Hinduja Housing Finance Limited**

HINDUJA HOUSING FINANCE LIMITED
Corporate Office: 167-169, 2ND Floor, Little Mount, Saidapet, Chennai – 600015
E-mail:- auction@hindujahousingfinance.com

Branch Office- Vitthal Shopping Complex, Near Omkaleshwar Temple, Jai Nagar, Jalgaon-425001, Maharashtra. Authorized Officer Contact No: Sachin Bhalekar (ZRM)- 8779984037, Ganesh Patil (RRM) 9372403099 Mr. Ritesh Gawai (RLM) – 9011858221, Mr. Rushikesh Ubhale (ALM) - 9823244498 Mr. Yuvraj Kandhare (ADM)- 9765836036

NOTICE OF SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY UNDER SECURITY INTEREST (SARFAESI ACT) RULES, 2002

Notice is hereby given particular to the Borrower(s) and Co-Borrower(s) that pursuant to taking **Physical Possession** of the secured asset mentioned hereunder by the Authorized Officer of Hinduja Housing Finance Ltd. under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, we hereby give you notice that the below mentioned secured asset shall be sold by the undersigned through private treaty if you fail to pay within **15 days** of this notice, the entire outstanding loan amount as per the terms and conditions contained in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of 15 days, no further notice whatsoever will be given to you and the below mentioned Secured Asset will be sold through accordingly through private treaty on E-Auction basis. Immovable property, as described hereunder, to be 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. Particulars of which are given below:-

Inspection Date :- 01.07.2026 (11.00 hrs -14.00 hrs)	EMD Deposition Last Date :- 09.07.2026 till 5 p.m.	Date/Time of E-Auction :- 10.07.2026 11:00 hrs-13:00 hrs.
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Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Description of the Immovable property	Reserve Price / Offer Price
Loan Account No. MH/JGN/JLGN/A000000380 1. Mr. IRAFAN SHAIKH KAMIL MOMIN (Borrower) 2. Mrs. HEENA KAISAR IRAFAN SHAIKH MOMIN (Co-borrower) Both are Residing at CAT No 37/3/3, PLOT NO 36, KUSUMBE KHURD, FATEMA NAGAR, NEAR MIDC AREA, KUSUMBE KHURD, JALGAON Tal. DIST JALGAON 425003 MAHARASHTRA	Immovable Property i.e. the House admeasuring 29.00 Sq. Mtrs., constructed on the Eastern portion land admeasuring 49.00 Sq. Mtrs., Total area length and width- East, West 14 Sq. Mtrs, and South, North 3.50 Sq. Mtrs. out of total land admeasuring 98.00 Sq. Mtrs, bearing Plot No. 36, being the portion of Land Cat No. 37/3/3, of Mouje Kusumbe khurd, bearing Property No. 3152, Situated at Kusumbe khurd, within the limits of Grampanchayat Kusumbe khurd, Tal. 6 Dist. Jalgaon, which is bounded as here under- East:- Plot No. 37, West:- Remaining portion of same Plot No. 36, North: Adj. Land Gat No. 37/2/2, South: 09 Mtrs, wide Road	Rs. 6,00,000/- - in words (Rupees Six Lakh Thousand Only) EMD Amount : Rs.60,000/- -(Rupees Sixty Thousand Only) Bid Increase Amount : Rs.10,000/- -(Rupees Ten Thousand Only) Date of Physical Possession - 30.12.2025

1. Sale will be conducted strictly on **“AS IS WHERE IS”** and **“AS IS WHAT IS”** basis. 2. Purchaser must deposit 10% of the offered amount along with the application and KYC documents. This will be adjusted against the 25% deposit required upon acceptance. 3. On acceptance of the offer by HHFL, Purchaser must deposit 25% of the sale consideration (inclusive of the initial 10%) on the next working day. 4. Balance 75% of the sale consideration must be paid within 15 days thereafter with interest. 5. Failure to remit amounts within stipulated timelines will result in forfeiture of all deposits made, including the initial 10%. 6. If HHFL does not accept the offer, the initial 10% deposit will be refunded without interest. 7. For bids exceeding Rs. 50,00,000/- the successful purchaser must remit 1% TDS under Section 194-IA of the Income Tax Act. 8. The property is sold with all existing and future encumbrances, whether known or unknown to HHFL. HHFL shall not be responsible for any third party claims, rights, or dues. 9. Purchaser must conduct independent due diligence on all aspects of the property. No claims will be entertained later. 10. HHFL reserves the right to reject any offer without assigning reasons. 11. Auction/bidding shall only be through “online electronic mode” through the website <https://www.bankeauctions.com> Or Auction provided by the service provider **Cindia Pvt Ltd., 12.** The bidders may participate from their place of choice through online portal. Secured Creditor/Service provider shall not be held responsible for the any connectivity issue. 13. For any details on e-auction prospective bidders may contact the Service Provider **Cindia Pvt Ltd., Plot No. 69, 3rd Floor, Sector-44, gurugram-122003, Haryana (Contact Person Balaji Mannur), Mobile No.-91-7977701080, Email: Mannur.govindarajan@cindia.com || support@bankeauctions.com 6 Support (Helpline) Mobile No.91- 729198124/25/26, Support Email – <https://www.bankeauctions.com> 14.** For participating in the e-auction sale the intending bidders should register their name at <https://www.bankeauctions.com> 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. 15. For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) i.e. 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favour of “Hinduja Housing Finance Limited”. 16. Interested parties may contact the Authorized Officer for details and submit Offer, EMD along with KYC documents **on or before 09/07/2026 at 5.00 p.m.** 17. Successful auction Purchaser shall bear all stamp duty, registration fees, taxes, and other statutory expenses related to the purchase. 18. The Borrowers/Mortgagors’ right of redemption under Section 13(8) of the SARFAESI Act stands extinguished upon the date of publication of this notice as per the latest judicial mandates. 19. Sale shall be conducted in accordance with the provisions of the SARFAESI Act and Rules. For further details, contact the Authorized Officer, at the above mentioned Office address. **Place: Jalgaon, Signed By Authorized Officer, Date : 25.06.2026**

**SBI**
The banker to every Indian

Authorised Officer's Details :
Name : Mr.Ajit Kumar Singh
e-mail ID of Branch : sbi.12953@sbi.co.in
Mobile No.: 8530977373 / 9423981695 , (Office) : 0240-2480664

STATE BANK OF INDIA
Stressed Assets Recovery Branch
Address : Plot No.1, CIDCO Town Centre, CIDCO, Chatrapati Sambhajnagar- 431 003

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE/MOVABLE PROPERTY

SHREE

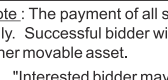
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Mobile No.: 9423981695 , (Office) : 0240 - 2474626, 2480794

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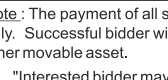
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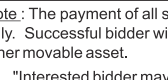
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