



HERO HOUSING FINANCE LIMITED

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

Branch Office: 3rd Floor, A-6, Sector-4, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301

PUBLIC NOTICE (SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY)

[Notice of Sale by Private Treaty under Rule 8 read with Rule 9 of Security Interest (Enforcement) Rules 2002]

Notice is hereby given to the public in general and to the borrower/co-borrower ("Borrowers") in particular that below described secured asset which is mortgaged to Hero Housing Finance Ltd ("Secured Creditor"), possession of which has been taken by the Authorised Officer will be sold on "As Is Where Is", "As Is What Is" And "Whatever There Is" basis by way of Private Treaty.

The sale by private treaty will take place any day after fifteen days (15 Days) from the date of this publication The details are more particularly mentioned herein below.

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s)/ Legal Heir(s)/ Legal Rep.	Date of Demand Notice	Reserve Price (RP)	Type of Possession
			Earnest Money Deposit (EMD)	
HHFGAZHOU21000015250 & HHFGAZIPL21000015251	HASIM KHAN, SHAYNA WIFE OF HASIM KHAN, RAJAULLA SON OF MOHD SAHABUDEEN	12.06.2026, Rs. 23,28,445/- as on 12-10-2026	Rs.11,40,000/-	Physical
			Rs.1,14,000/-	

Description of property: Flat No UGF-4, Upper Ground Floor, Rear right hand side, without roof rights, MIG, Built On Plot-A-59, part of Khasra No. 350 having area measuring 480 sq. ft i.e 44.60 sq. mtrs, Rail Vihar Sehkari Awas Samiti Limited, Village- Sadullabad, Tehsil Loni, District- Ghaziabad, Uttar Pradesh- 201102 consisting of two bedrooms, one drawing room, one kitchen, two toilets, bathroom. Flat Bounded by: East: Common Passage & Flat No. UGF-3, West: Plot No. A- 58, North: Common Passage & Flat No. UGF-1, South: Other's property

HHFLAXHOU24000051869	Ranjeet Mishra, Kavita Mishra	01.05.2026, Rs. 20,12,319/- as on 12-10-2026	Rs.10,00,000/-	Physical
			Rs. 1,00,000/-	

Description of property: Flat No. UGF-4, Upper Ground Floor Rear RHS without roof rights, situated on Plot No. B-79, Khasra No. 218 having area measuring 400 sq. ft. i.e. 37.16 sq. mtrs, Rail Vihar Sahkari Awas Samiti Limited, Village Sadullabad, Tehsil Loni, District Ghaziabad, Uttar Pradesh- 201102 consisting of two bedrooms, one drawing room, one kitchen, two toilet/bathroom, and balcony. Bounded By: North: Common Passage And Flat No. UGF-01, East: Flat No. UGF-03, South: Other's Property, West: Plot No. B-78

HHFNOIHOU23000034525	Ravi Ranjan Kumar, Rani Kumari	01.05.2026, Rs. 20,73,552/- as on 12-10-2026	Rs. 10,00,000/-	Physical
			Rs. 1,00,000/-	

Description of property: Flat No. UGF-03 Upper Ground Floor Rear LHS without roof rights, Plot No. A-132 Khasra No. 347, having area measuring 450 sq. ft i.e 41.80 sq. mtrs, Rail Vihar Sehakari Awas Samiti Ltd., Village Sadullabad, Tehsil Loni, District Ghaziabad, Uttar Pradesh- 201102. Bounded as: East: Society/Dead End, West: Plot No. A-133, North: Other's Property, South: Road 30 ft wide

HHFNSPHOU21000015912	Ramveer Son of Chahatram, Monika daughter of Bhagwat	01.05.2026, Rs. 16,99,742/- as on 12-10-2026	Rs. 5,70,000/-	Physical
			Rs. 57,000/-	

Description of property: Flat No-7, Second Floor (Top Floor), back side with roof right, situated on Plot No. A-60 (Remaining Part) Ganga Vihar/ Sadullabad, Pargana Loni, Ghaziabad, Uttar Pradesh-201102 covered area measuring 50 Sq. yds 41.805 Sq. mtrs, consisting of one bedroom, one drawing room, one kitchen, one toilet and one bathroom. Bounded by: North: Remaining Portion of Plot No. A-60, East: 30 Ft wide Road, South: Plot No. A-59, West: Plot No. A-57

HHFLAXHOU24000046925	Rahul Mishra, Pinki Mishra	14.05.2026, Rs. 22,92,602/- as on 12-10-2026	Rs. 11,80,000/-	Physical
			Rs. 1,18,000/-	

Description of property: Flat No. FF-02 First Floor, Front LHS Portion Without Roof Rights Situated On Plot No. B-42, Khasra No-217, Having Area Measuring 450 Sq. Ft i.e 41.81 Sq. Mtrs, Rail Vihar Sahkari Awas Samiti Limited, Village Sadullabad, Tehsil Loni, District Ghaziabad, Uttar Pradesh- 201102, consisting of two bedrooms, one drawing room, one kitchen, two toilet/bathroom, and balcony. Bounded By: North: Flat No. FF-04/ Other's Property East: Flat No. FF-01/ Plot No. B-41, South: 30 Ft Wide Road, West: Plot No. B-43

HHFNSPHOU19000004440 & HHFNSPIPL19000004628	Bharat Prasad, Suchita Kashyap	12.06.2026, Rs. 17,66,516/- as on 12-10-2026	Rs. 6,30,000/-	Physical
			Rs. 63,000/-	

Description of property: Flat no. SF -03, Second Floor Rear Side, L.I.G., Plot No. B- 8, Khasra No. 234, Rail Vihar, Village- Sadullabad, Pargana And Tehsil Loni, Ghaziabad, Uttar Pradesh - 201102 (covered Area Measuring 300 Sq. Ft. i.e. 27.86 Sq. Mtr.). Bounded by: North: Plot No. B- 7, East: Plot No. B -12, South: Plot No. B- 9 and 10, West: 30 Ft. wide road

HHFLAXHOU23000040185	Wazid Ali, Shahnaj daughter of Jalaluddin	14.05.2026, Rs. 28,81,040/- as on 12-10-2026	Rs. 16,00,000/-	Physical
			Rs. 1,60,000/-	

Description of property: Flat No. SF-3, Second Floor Front LHS With Roof, HIG, Plot No. B-14, Khasra No 235, Block- B, having area measuring 620 sq. ft i.e. 57.60 sq. mtrs, Rail Vihar Sehkari Awas Samiti Ltd., Village Sadullabad, Tehsil Loni, District Ghaziabad -201102. Bounded By: East: 25 ft wide road / Entry, West: Plot No. B-6/ SF-1, North: Plot No. B-15/ SF-2, South: Plot No. B-13

HHFGAZHOU21000012846	Naveen Sharma, Mayuri Sharma	01.05.2026, Rs.12,64,834/- as on 12-10-2026	Rs. 6,30,000/-	Physical
			Rs. 63,000/-	

Description of property: Flat No UGF-2, UGF, L.I.G., Front (LHS) without roof rights, having covered area measuring 41.805 sq. mtrs i.e 450 sq. ft consisting of one bedroom, one drawing/dining room, one kitchen, one toilet/bathroom, constructed on, Plot No-93, part of Khasra No.-68, Akashwani Civil Wing, Akash Vihar, Village Sadullabad, Pargana And Tehsil Loni, District Ghaziabad, Uttar Pradesh-201102. Bounded By: North: Flat No. UGF- 01, East: 30 ft wide road on Ground Floor, South: Plot No. 94, West: Common Passage And Flat No. UGF-3

HHFLAXHOU22000029880	Reshampal Singh, Reshampal Singh M/s Cotton Wilks, Suresh Kumari	14.05.2026, Rs.14,67,323/- as on 12-10-2026	Rs. 6,00,000/-	Physical
			Rs. 60,000/-	

Description of property: Flat No. FF-04, First Floor, Rear RHS Without Roof, LIG, Built on Plot Bearing No. A-94 Admeasuring 342.00 Sq. Feet, Situated at Khasra No. 348, at Rail Vihar Sehkari Aawas Samiti Ltd., Village Sadullabad, Pargana Loni, Tehsil and District Ghaziabad, Utter Pradesh-201102 consisting of one bedroom, one drawing room,one kitchen, one toilet, bathroom & balcony. Plot No. A-94 Bounded By: North-30 Feet; Wide Road; East: Plot No. A-95;

Authorised Officer's Details: Name: Ershad Ali
Mob- 8802270415 **Email ID: ershad.ali@herohfl.com**
Private Treaty to be executed any day on or after 30/10/2026. **Purchaser Identified**

The undersigned as Authorized Officer of Hero Housing Finance Ltd. has taken over possession of the schedule property(ies) us/ 13(4) of the SARFAESI Act, 2002 all previous attempt to auction through inviting public bid failed. Hence, Public at large is being informed that the secured property(ies) as mentioned above are available for sale, through Private Treaty, as per the terms agreeable to HHFL for realisation of HHFL's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS". Thus, no public bid shall be invited. 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. Such purchaser shall be required to deposit 25% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter. 4. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above. 5. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application. 6. In case of non-acceptance of offer of purchase by HHFL, the amount of 10% paid along with the application will be refunded without any interest. 7. The property is being sold with all the existing and future encumbrances whether known or unknown to HHFL. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. 8. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his/her satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer/ Secured Creditor in this regard at a later date. 9. The HHFL reserves the right to reject any offer of purchase without assigning any reason. 10. In case of more than one offer, the HHFL will accept the highest offer and there shall not be any claim against HHFL from unsuccessful offerer. 11. The interested parties may contact the Authorized Officer for further details/ clarifications and for submitting their application. 12. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. 13. Sale shall be in accordance with the provisions of SARFAESI Act/ Rules. 14. For property details and visit to property contact to Ershad Ali / 8802270415 / ershad.ali@herohfl.com // and Shekhar Singh/9711522275/ shekhar.singh@herohfl.com .

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 Sale failing which the property shall be sold through Private Treaty and balance dues, if any, will be recovered with interest and cost from you as a Borrower(s).

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: 13-10-2026

For Hero Housing Finance Ltd.

Place: DELHI/NCR

Authorised officer