HERO HOUSING FINANCE LIMITED

Registered Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: 2nd Floor, A-6, Sector-4, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301

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 **25-11-2026** (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 **24-11-2026** till 5 PM at **Branch Office:** 2nd Floor, A-6, Sector-4, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301

Loan Account No.	Name of Borrower(s)/ Co-Borrower(s)/ Guarantor(s) /Legal Heir(s)/ Legal Rep.	Date of Demand Notice Amount as on date	Type of Possession (Under Constructive / Physical)	Reserve Price Earnest Money
HHFLAXHOU23000043913	Raushan Kumar Tiwari, Summy Kumari	15-04-2026, Rs. 18,15,958/- as on 02-11-2026	Physical	Rs.18,00,000/- Rs.1,80,000/-

Description of property: Flat No UGF1 Upper Ground Floor Front Right Hand Side, Without Roof Rights. Plot No. A-86, Khasra No 348 Having Area Measuring 575 Sq. Ft I.e 53.41 Sq. Mtrs Rail Vihar Sehkari Awas Samiti Ltd., Village Sadullabad, Tehsil Loni, District Ghaziabad-201102, Flat Bounded By: East-Plot No. A-85, West- Common Passage & Flat UGF-2, North- Common Passage & Flat UGF-4, South – 30 Ft Wide Road on GF

HHFGAZHOU22000029613 // HHFGAZIPL22000029616	Dinesh Kumar, Legal Heir of Suman Lata	25-08-2025, Rs. 18,49,609/- as on 02-11-2026	Physical	Rs.20,00,000/- Rs.2,00,000/-

Description of property: Flat No UGF-02, Upper Ground Floor, Front LHS Unit Without Roof Rights, Built on Plot No A-96, Khasra No 348, Having Area Measuring 573 Sq. Ft I.E 53.23 Sq. Mtrs Rail Vihar Sehkari Awas Samiti Limited, Village Sadullabad, Tehsil Loni, District Ghaziabad, Uttar Pradesh- 201102

HHFNSPHOU23000042796 // HHFNSPIPL23000042800	Abdul Doud Khan, Khatoon Begam	16-04-2026, Rs. 29,72,932/- as on 02-11-2026	Physical	Rs.34,00,000/- Rs.3,40,000/-

Description of property: Portion of First Floor Front Side Rhs Without Roof/terrace Rights Out of Property Bearing No RZ-341 on Land Area Measuring 62.7075 Sq Meters I.e 75 Sq Yds Out of Khasra No 847/409 Situated In The Area of Village Nasirpur Abadi Known As Kailash Puri New Delhi 110045, Bounded By - East: Road 18 Ft Wide, West: Rear RHS Flat/ Other, Property, North: Other Property, South: Front Lhs Flat/ Other Property

HHFDELHOU19000004020	Vinit Rustagi, Preeti Rustagi	12-02-2026, Rs. 11,78,009/- as on 02-11-2026	Physical	Rs.9,00,000/- Rs.90,000/-

Description of property: Flat No.SF-3, L.I.G Second Floor, With Roof Rights Left Hand Side Back Side Consisting of One Drawing/Dining Room, One Bedroom, One Toilet, One Kithcen & One Balcony Having Covered Area Measuring 356 Sq. Ft I.E. 33.07 Sq. Mtrs Situated on Plot No. 12/17, DLF Ankur Vihar, Village Sadullabad, Pargana And Tehsil Loni, District Ghaziabad- 201102, Flat Bounded By: East- Plot No. B-13/3 & 4, West- Common Passage & Flat No. SF-02 (M.I.G), North- Plot No. B-12/16, South – Flat No. SF-04 (L.I.G)

Terms and condition: The E-auction will take place through portal on **25-11-2026** (E-Auction Date) After 10:00 AM 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. / Ershad Ali / 8802270415 / ershad.ali@herohfl.com, 7.**The prospective bidders can inspect the property on **18-11-2026** 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: 05/11/2026
Place: Delhi/NCR

For Hero Housing Finance Ltd. Authorised officer
Ershad Ali / 8802270415 / ershad.ali@herohfl.com