HERO HOUSING FINANCE LIMITED

Registered Office: 34, 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 **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:** 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 Amount as on date	Type of Possession (Under Constructive / Physical)	Reserve Price Earnest Money
HHFMUMHOU22000028880	Deepak Vishwanath Bane, Pranali Deepak Bane	27-11-2023, Rs. 22,11,602/- as on 02-11-2026	Physical	Rs.16,50,000/- Rs.1,65,000/-

Description of property: All Piece And Parcel of Flat Bearing No.206, on The 2nd Floor, Admeasuring 510 Sq.ft. Built Up Area (47.39 Sq.mtr), In The Building Known As "Shree Sadguru Krupa Co- Op Housing Society Ltd", Land Bearing Survey No. 20 Hissa No. 2, Situated At Sagaon, Dombivali (East), Taluka Kalyan, Dist. Thane, Maharashtra.

HHFBDLHOU21000019097 // HHFBDLLAP23000033094 // HHFBDLIPL21000019117	Mushir Ahmad Khan, Sayda Mushir Khan, Salman Khan	22-01-2024, Rs. 32,30,926/- as on 02-11-2026	Physical	Rs.20,25,000/- Rs.2,02,500/-

Description of property: All Piece And Parcel of Flat No.103 Area Admeasuring 613 Sq.ft. (Bbuilt Up) on First Floor In B- Wing, Building No.1 Named Zipa of The Housing Complex Known As "Z.P. Hills", Constructed on Land Bearing Survey No.26, Hissa No.1 And 2, Lying Being Situated At Village Kohoj Khuntavali, Tal. & Registration Sub-Dist. Ambernath, & District & Registration District Thane, Within Local Limit of Ambernath Municipal Council.

HHFMUMLAP23000031745	Ganesh Ashok Kamble, Kavita Ganesh Kamble	13-05-2025, Rs. 1,18,84,599/- as on 02-11-2026	Physical	Rs.49,50,000/- Rs.4,95,000/-

Description of property: All That Piece And Parcel of Shop No. 28a, Admeasuring 124 Sq. Ft. Carpet Area, on Ground Floor, in Society Known As 'Jai Hanuman Chsl, Constructed on Land Bearing Cts No. 1 (PT), Situated At Village Deonar, Bhujbalwadi, Ghatkopar Mankhurd Link Road, Govandi, Taluka And Dist Mumbai City, Mumbai- 400043.

HHFMUMHOU22000028980 // HHFVRRLAP23000034051	Dinesh Ganpat Kamble, Maya Dinesh Kamble	09-10-2025, Rs. 16,21,717/- as on 02-11-2026	Physical	Rs.10,35,000/- Rs.1,03,500/-

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.

HHFVASIPL220000 24658 // HHFVASH OU22000024174	Ganesh Deepak Pawar, Sheetal Ganesh Pawar, Sheetal Anil Jadhav	22/10/2025, Rs. 38,25,265/- as on 03-11-2026	Physical	Rs.27,80,000/- Rs.2,78,000/-

Description of property: All Piece And Parcel of Flat No. 302, G Wing, on 3rd Floor, Admeasuring 429 Sq.ft. Carpet Area + 473 Sq.ft. Terrace Area, In Building Known As 'Fortune Symphony'' And Society Known As 'Fortune Symphony CHSL' Constructed on Land Bearing Plot Nos. 7 To 9 Out of Survey No. 74, Hissa No. 2/A, Survey No. 74Hissa No.2B, Situated At Village Kewale, Taluka Panvel And Dist Raigad – 410206, Within Limits of Grampanchyat Kewale.

HHFBDLLAP23000037146 // HHFBDLHOU23000034289	Rajoo Kumar Gupta, Seeta Raju Gupta	16-02-2026, Rs. 25,29,264/- as on 03-11-2026	Physical	Rs.20,00,000/- Rs.2,00,000/-

Description of property: All That Piece And Parcel of Flat No. 101, on 01 St Floor, Wing H, Admeasuring About 24.45 Sq. Mtrs. Carpet Area, In The Building Known As Umiya Complex All The Piece And Parcel of The Land Bearing Constructed on Gut No. 12, Hissa No. Part, Area Admeasuring 3600 Sq. Mtrs., Gut No. 19, Hissa No Part, Area Admeasuring 1600 Sq. Mtrs., Gut No. 12 Hissa No Part, Area Admeasuring 4770 Sq. Mtrs., Lying And Being Situated At Village Mauje Manjarli, Taluka Ambernath, District Thane And Sub Registration District Ulhasnagar.

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. / Prathmesh Tapase / 7304501990 / prathmesh.tapase@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: Thane, Mumbai, Palghar, Raigad, Ulhasnagar

For Hero Housing Finance Ltd. Authorised officer
Prathmesh Tapase / 7304501990 / prathmesh.tapase@herohfl.com