HERO HOUSING FINANCE LIMITED

Registered Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: First Floor, Raghuveer Complex, Opp District Court, adalat road, Aurangabad, Maharastra. Pin - 431005

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:** First Floor, Raghuveer Complex, Opp District Court, adalat road, Aurangabad, Maharastra. Pin - 431005

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
HHFAURHOU23000043812	Pawar Nikhil Mohan, Pooja Nikhil Pawar	17-12-2025, Rs. 19,58,017/- as on 02-11-2026	Physical	Rs.14,86,350/- Rs.1,48,635/-

Description of property: All That Piece And Parcel of Land Bearing, Row House No. 02, Carpet Area 65.15 Sq. Mrts, Built Up Area 64.80, Constructed In Plot No.17 To 22, Survey No. 20 Muje Narsingpur Tq. And Dist Aurangabad. Boundaries of The Row House No.02, East: Row House No.03, West: Row House No.01, North: Land of Survey No.19/1, South: 12.00 Meter Road.

HHFAURHOU23000041807 // HHFAURLAP24000044892	Sanjay Bhimrao Waghmare, Waghmare Asha Sanjay	20-12-2025, Rs. 24,99,385/- as on 02-11-2026	Physical	Rs.18,30,600/- Rs.1,83,060/-

Description of property: All That Piece And Parcel of Residential Flat No. 04, Built Up Area 49.26 Sq. Mrts, Carpet Area 46.42 Sq. Mrts, Balcony Area 2.55 Sq. Meter, Open Terrace Area 4.72 Sq. Meter on Stilt First Floor in Wing -1 A4 Type Building Sara Swapnangan Phase-2 Sara Swapnangan -a4, A5, A6, All That Piece And Parcel of Land Bearing Gut No. 93/P And 95/P Muje Gangapur Jahagir Tq. and Dist Aurangabad. East: Side Margine Space, West: Plat No.05 &wing -01 Duct, North: Flat No.03 Wing 01, South: Pathway

HHFAURHOU23000031635 // HHFAURIPL23000031636 // HHFAURLAP24000047847	Bhaskar Ramesh Wagh, Rekha Bhaskar Wagh, Aarambh Fishiries Agro	22-10-2025, Rs. 33,09,506/- as on 02-11-2026	Physical	Rs.24,20,000/- Rs.2,42,000/-

Description of property: All That Piece And Parcel of Flat/Apartment No. A-6, on Second Floor, As Per 7/12 Area Admeasuring 27.64 Sq. Mtr. Total Admeasuring Built-up Area 50.00 Sq. Meter And Carpet Area 46.40 Sq. Meter, In "Varad Residency", Wing A, Constructed on Plot No. 60, Plot No. 61 And Plot No. 62 Situated At Gut No. 139/p, Mitmita, Tal. And District Dist. Aurangabad, Boundries:- East- Plot No. 65, South- 12-Meter-Wide Road, West- Apartment No. A-7, North- Apartment No. A-5

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. / Amar Vasant Satpute / 9028734375 / amar.satpute@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: Aurangabad

For Hero Housing Finance Ltd. Authorised officer
Amar Vasant Satpute / 9028734375 / amar.satpute@herohfl.com