HERO HOUSING FINANCE LIMITED

Registered Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
Branch Office: 3rd Floor, 301 to 304, A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001

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:** 3rd Floor, 301 to 304, A-wing, Kapil Tower, Dr Ambedkar Road, Near RTO office, Pune, Maharashtra - 411001

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
HHFBRMHOU 23000032665 // HHFBRMIPL23 000032666	Kishor Prakash Kadam, Ranjana Prakash Kadam	22-01-2024, Rs. 24,11,270/- as on 02-11-2026	Physical	Rs.12,47,000/- Rs.1,24,700/-

Description of property: All The Piece And Parcel of The Flat No. 05, Admeasuring Area 40.42 Sq. Mtr. Area, on Second Floor, Building Known As "Sai Ram Residency", City Survey No.6049 & 6050, Lying And Situated At Village- Marwad Peth Phaltan, Within The Limits of Phaltan Nagarparishad & Sub.regi., Taluka- Phaltan, Dist. Satara, Maharashtra- 415 523.

HHFSANHOU22000029032 // HHFSANLAP22000030792	Gadade Yallappa Annappa, Indravva Yalllappa Gadade	09-06-2025, Rs. 39,87,774/- as on 02-11-2026	Physical	Rs.29,08,305/- Rs.2,90,830/-

Description of property: All Piece And Parcel of RCC Structure Admeasuring 30.68 Sq.mtr And Open Plot on Plot No. 13, Area Admeasuring 74.5 Sq.mtr Out of Plot No. 268/3, Bearing C S No. 6504, Having Total Area 490.3 Sq.mtr Bearing Property No. 143-20 As Per Assessment List, Situated At Village Sangli, Taluka Miraj And Dist Sangli, Maharashtra- 416416. Within Limit of Sangli, Miraj And Kupwad City Corporation Bounded As Under : East - Khandagale Property, West - Road, South - Sanadi Property, North - Kurne Property

HHFBRMLAP 23000036769	Sohel Usman Shaikh, Shaikh Wahida Usman, Sheikh Usman, Pune Automobiles	10/03/2025, Rs. 11,71,268/- as on 02-11-2026	Physical	Rs.7,17,000/- Rs.71,700/-

Description of property: All Piece And Parcel of Flat No.205, on 2nd Floor, Admeasuring 661 Sq. Ft. Built Up Area, Indraprastha Apartment, Constructed on Land Bearing Survey No. 131A1/A1/11+ 12A, 131A1/A1/11+12B, At Village- Daund, Taluka And Dist- Pune, Maharashtra- 413801.

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: Satara, Sangli, Pune

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