



Hinduja Housing Finance Limited

HINDUJA HOUSING FINANCE LIMITED
 Corporate Office: 167-169, 2ND Floor, Little Mount, Saidapet, Chennai – 600015
 E-mail ID: auction@hindujahousingfinance.com

New Branch Office- 1st Floor Buty Building, office Block No101, Besides M.C House, Civil lines, Nagpur. 440001.

Authorized Officer Contact No: Mr. Pankaj Choudhary (ARM)-7081028333, Mr. Rushkesh Ubhale- 9823244498, Mr. Rahul Nikure (CLM)-9405473208, Mr. Mithlesh Dehariya(CRM)-0226009399

NOTICE OF SALE OF IMMOVABLE PROPERTY THROUGH PRIVATE TREATY UNDER SECURITY INTEREST (SARFAESI ACT) RULES, 2002

Notice is hereby given particular to the Borrower(s) and Co-Borrower(s) that pursuant to taking **Physical Possession** of the secured asset mentioned hereunder by the Authorized Officer of Hinduja Housing Finance Ltd. under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 for the recovery of amount due from borrower/s, we hereby give you notice that the below mentioned secured asset shall be sold by the undersigned through private treaty if you fail to pay within 15 days of this notice, the entire outstanding loan amount as per the terms and conditions contained in the Loan Agreement and other documents pertaining to the loan availed by you. After expiry of 15 days, no further notice whatsoever will be given to you and the below mentioned Secured Asset will be sold through accordingly through private treaty. Immovable property, as described hereunder, to be sold on, **'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'**, condition with all the existing and future encumbrances if any, whether known or unknown. Particulars of which are given below:-

Borrower(s) / Co-borrower(s) / Guarantor(s)	Description of the Immovable property	Reserve Price/Offer Price
<p>Loan Account No. MH/NGR/NPUR/A000000353</p> <p>MR. DULARI PRASAD DUBE (Borrower, MS. SAROJ DULARI DUBE (Co-Borrower), MR. TUSHAR DULARI DUBE</p> <p>Both are residing at CHAUBE NIWAS MU TUKARAM NAGAR KANHAN SHHORA KANHNAN PIPRI PARSHIVANI, NAGPUR, MAHARASHTRA - 441401. And also at, Both are residing at Kushal Nagari, Gavira road, Near Railway crossing, House no 256, Ward No 6, Tah. Kanhan Kandari 441401</p>	<p>All that piece and parcel of the land along with construction over it bearing P.H.No. 15, Plot No 77 having total admeasuring 585.02 Sq. Ft. (54.37 Sq. Mt.), old khasra No. 256/1 & 256/2, New khasra No.256/2/77, Mouza -Kandari, situated at within the limits of Gram Panchayat Kandri, Tahsil- Parshivani & Dist – Nagpur, and schedule property is bounded as Towards : On the East side : Plot of Magala Shravan Shivaruikey, On the West side : Plot No.78, On the North side : 750 Mtr road, On the South side: Open space</p>	<p>RS. 4,00,000/- (Rupees Four Lakh Only)</p>

1. Sale through Private Treaty will be on **"As Is Where Is Basis", 'As Is What Is Basis' and 'Whatever Is There Is Basis'**. HHFL (HINDUJA HOUSING FINANCE LIMITED) is not responsible for any liabilities whatsoever pending upon the property. **2.** The purchaser will be required to deposit 20% of the sale consideration on the next working day of receipt of HHFL's acceptance of offer for purchase of property and the remaining 80% amount within 10 days thereafter. **3.** Failure to remit the balance amount of 80% as required under clause (2) above, will cause forfeiture of 20% amount of sale consideration. **4.** In case of non-acceptance of offer of purchase by the HHFL, the amount of 20% paid along with the application will be refunded without any interest. **5.** The property is being sold with all the existing and future encumbrances whether known or unknown to the HHFL. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues. **6.** The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date. **7.** The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property. **8.** Sale shall be in accordance with the provisions of SARFAESI Act/ Rules. **9.** The sale of the secured assets mentioned in the Schedule herein above are subject to your acceptance of the terms mentioned herein. **10.** HHFL reserve right to reject any offer of purchase without assigning any reason. **11.** In case of more than one offer, HHFL will accept the highest offer. For further details, contact the Authorized Officer, at the above mentioned Office address.

Place: Nagpur, Signed By Authorized Officer, Date : 08.09.2025