

APPENDIX - IV A (See proviso to rule 9(1)) Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(b) and 9(1))

Sale of immovable property mortgaged to Hinduja Housing Finance Limited (HHF) Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015. (Tamil Nadu) and Branch Office at: Ground Floor, Gawande Layout, Nr.Hotel Kanhalaya Kunj, Ravi to Sai Nagar Road, Amravati-444607, Maharashtra under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter "Act"). Whereas the Authorized Officer ("AO") of HHFL had taken the physical possession of the following property/ies pursuant to the notice issued U/S 13(2) of the Act in the following loan accounts dues, the Sale will be done by the undersigned through e-auction platform provided at the website: www.AuctionTiger.in

Date of inspection of property 01- November -2025 (11.00 hrs -14.00 hrs)		EMD Last Date 06- November -2025 till 5 pm.	Date / Time of E-Auction 07- November -2025 11.00 hrs-13.00 hrs.		
Sr. No.	Borrower(s) /Co-Borrower(s)/ Guarantor(s) / Loan Account Number	Demand Notice Date and Amount	Description of the Immovable property / Secured Asset	Date of Physical Possession	Reserve Price (RP)
1.	1. ALI HUSSAIN SHABBER ALI (Borrower) 2.Mr. RIZWANA HUSSAIN ALI (Co-Borrower) 3. MRS. MASARAT BEGAN SHABBER ALI Loan Account Number - MH/AMR/AMRA/A000000344	11-March-2022 Rs. 81,16,519/- as on 02/03/2022	All that piece and parcel of the land along with construction over it bearing Nazul Plot No. 4 admeasuring 2000.00 Sq. Ft. (185.80 Sq. Mtr) out of Nazul Sheet No. 18-C, situated at Mouje - Amravati, Tq. 6 Dist. Amravati, within the limits of Municipal Corporation Amravati and the schedule property is bounded as Towards East: Road, Towards West: Remaining portion of this plot, Towards North: Commissioner quarters road, Towards South: Remaining portion of this plot kept for use of road for all	29-April-2025 Total Outstanding as on 13/10/2025 Rs 63,62,354/- as on 13/10/2025	Rs. 1,52,26,704/- EMD Rs. 15,22,670/-
2.	1. Mahesh Sadashivrao Naik (Borrower) 2.Ms. Valsah Mahesh Naik (Co-Borrower) Loan Account Number - MH/AMR/AMRA/A000000544	24.11.2022 Rs. 32,62,746/- as on 21.11.2022	All the piece and parcel of land bearing layout converted Plot No. 29-A, admeasuring 102.21 sq.Mtrs. (1100 sq Feet) towards southern side portion of east-west division, along with construction thereon, out of survey No. 195/2-A and 195/3-C, situated at mouje - Bednera, Pragane- Badnera, Tq.6 Dist. Amravati, layout converted plot vide Rev. Case No. NAP-34/Badnera-91/2003- 04 within the Jurisdiction of Sub Registrar City of Amravati and within the limits of Amravati Municipal Corporation, Amravati, Bounded by: East-Plot No.29-B, West -7.5 Mt Wide Road, North- Remaining Portion of same Plot, South- 7.5 mt Wide Road	10-July-2025 Total Outstanding as On Date 13/10/2025 Rs 46,34,246/- as on 13/10/2025	Rs. Rs 28,51,200/- EMD Rs. 2,85,120/-
3.	1. MS ASHWINI HARISH SURYAWANSHI (Borrower) 2.Mr. HARISH BHOLANATH SURYAWANSHI (Co-Borrower) 3. MS. VIDHYATAI BHOLANATHJI SURYAWANSHI Loan Account Number - MH/AMR/AMRA/A000000350, MH/AMR/AMRA/A000000638 & CO/CPC/CPDF/A000002079	15-April-2024 Rs. 11,43,124/- up to 18.03.2024	All that piece and parcel of the land bearing layout Plot No. 10 out of which Northern side portion area admeasuring 1860.00 Sq. Ft. (172.86 Sq. Mtr.) along with the construction of approx. 562.00 Sq. Ft. (52.22 Sq. Mtr.) over it from Field Survey No. 4/1-A of Mouje Yerla, Pragane Morshi Tq. Morshi, Dist. Amravati, within the limits of Municipal Council Morshi (Hereinafter called as the subject property) and schedule property is bounded as Towards .On the East side : Layout Road, On the West side : Plot No. 8, On the North side : Layout Road, On the South side : Remaining portion of this plot.	22-May-2025 Total Outstanding as On Date 13/10/2025 Rs 14,87,002/- as on 13/10/2025	Rs. 19,22,400/- EMD Rs. 1,92,240/-

Mode Of Payment:- All payment shall be made by demand draft in favour of "HINDUJA HOUSING FINANCE LIMITED" payable at Amravati through RTGS/NEFT the accounts details are as follows:-

Customer Name	Name of the account	Name of The Bank	Account Number	IFSC Code
Mr. Ali Hussain Shabber Ali + 2	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAMRAA344	HDFC0004989
Mr. Mahesh Sadashivrao Naik + a	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAMRAA544	HDFC0004989
Ms. ASHWINI HARISH SURYAWANSHI + 2	Hinduja Housing Finance Limited	HDFC	HHFLTDMHAMRAMRAA350	HDFC0004989

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE:-

1. The Property is being 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" & WITHOUT RECOURSE BASIS". As such sale is without any kind of warranties & indemnities. 2. Particulars of the property / assets (viz. extent & measurements specified in the E-Auction Sale Notice has been stated to the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, misstatement or omission. Actual extent & dimensions may differ. 3. E-Auction Sale Notice issued by the Secured Creditor is an invitation to the general public to submit their bids and the same does not constitute and will not be deemed to constitute any commitment or representation on the part of the Secured Creditor. Interested bidders are advised to peruse the copies of title deeds with the Secured Creditor and to conduct own independent enquiries / due diligence about the title & present condition of the property / assets and claims / dues affecting the property before submission of bids/ 4. Auction/bidding shall only be through "online electronic mode" through the website <https://sartaei.auctiontiger.net> Or Auction provided by the service provider M/s e-Procurement Technologies Pvt. Ltd., who shall arrange & coordinate the entire process of auction through the e-auction platform. 5. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Secured Creditor / service provider shall not be held responsible for the internet connectivity, network problems, system crash, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service M/s e-Procurement Technologies Pvt. Ltd. (Auction Tiger) B-705, Wall Street II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad - 380 006, Gujarat (India) (Contact no. 91-8000023297, 9265562819 / 9265562821) Support Email - support@auctiontiger.net, ramkrasad@auctiontiger.net, Email: support@bankeauctions.com 7. For participating in the e-auction sale the intending bidders should register their name at <https://sartaei.auctiontiger.net> well in advance and shall get the user id and password. Intending bidders are advised to change only the password immediately upon receiving it from the service provider. 8. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS in favor of "Hinduja Housing Finance Limited" on or before 06-November-2025. 9. The intending bidders should submit the duly filled in Bid Form (format available on www.AuctionTiger.in) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer HHFL Ground Floor, Gawande Layout, Nr.Hotel Kanhalaya Kunj, Ravi to Sai Nagar Road, Amravati-444607, Maharashtra latest by 03:00 PM on 06-November-2025. The sealed cover should be super scribed with "bid for participating In E-Auction Sale - In the Respective Loan Account No and Name of customers for respective property (as mentioned above) 10. After expiry of the last date of submission of bids with EMD, Authorized Officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids over and above the reserve price and paid the specified EMD with the Secured Creditor) to the service provider M/s e-Procurement Technologies Limited to enable them to allow only those bidders to participate in the online inter-se bidding / auction proceedings at the date and time mentioned in E-Auction Sale Notice. 11. Inter-se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders. During the process of inter-se bidding, there will be unlimited extension of "10" minutes each, i.e. the end time of e-auction shall be automatically extended by 10 Minutes each time if bid is made within 10 minutes from the last extension. 12. Bids once made shall not be cancelled or withdrawn. All bids made from the user id given to bidder will be deemed to have been made by him alone. 13. Immediately upon closure of E-Auction proceedings, the highest bidder shall confirm the final amount of bid quoted by him BY E-Mail both to the Authorized Officer, Hinduja Housing Finance Limited, Ground Floor, Gawande Layout, Nr.Hotel Kanhalaya Kunj, Ravi to Sai Nagar Road, Amravati-444607, Maharashtra and the Service Provider for getting declared as successful bidder in the E-Auction Sale proceedings. 14. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favour and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/Chq favouring Hinduja Housing Finance Limited. 15. In case of default in payment of above stipulated amounts by the successful bidder / auction purchaser within the stipulated time, the sale will be cancelled and the amount already paid (including EMD) will be forfeited and the property will be again put to sale. 16. At the request of the successful bidder, the Authorized Officer in his absolute discretion may grant further time in writing, for depositing the balance of the bid amount. 17. The successful bidder shall pay 1% of Sale price towards TDS (out of Sale proceeds) and submit TDS certificate to the Authorized Officer and the deposit the entire amount of sale price (after deduction of 1% towards TDS), adjusting the EMD within 15 working days of the acceptance of the offer by the authorized officer, or within such other extended time as deemed fit by the Authorized Officer, failing which the earnest deposit will be forfeited. 18. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 19. Sale Certificate will be issued by the Authorized Officer in favour of the successful bidder only upon deposit of entire purchase price / bid amount and furnishing the necessary proof in respect of payment of all taxes / charges. 20. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 21. The Authorized officer may postpone / cancel the E-Auction Sale proceedings without assigning any reason whatsoever. In case the E-Auction Sale scheduled is postponed to a later date before 15 days from the scheduled date of sale, it will be displayed on the website of the service provider. 22. The decision of the Authorized Officer is final, binding and unquestionable. 23. All bidders who submitted the bids, shall be deemed to have read and understood the terms and conditions of the E-Auction Sale and be bound by them. 24. For further details and queries, contact Authorized Officer, Hinduja Housing Finance Limited: PANKAJ CHOUDHARY-7081824333, RUSHIKESH UBHALE- 9823244490, MITHLESH DEHARIYA-9226009399, RAHUL NIKURE-9405473208. 25. This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagor / Guarantors of the above said loan account pursuant to rule 8(b) and 9(1) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above mentioned date / place

Place: Amravati, Date: 20.10.2025 Authorized Officer, Hinduja Housing Finance Ltd.

Special Instructions / Caution: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Hinduja Housing Finance Limited nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives such as back-up power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.