

HERO HOUSING FINANCE LIMITED
 Regd. Office: 09, Community Centre, Basant Lok, Vasant Vihar, New Delhi-110057.
 Branch Office: Office No. A-6, Third Floor, Sector-4, Noida-201301.

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 11-November-2025 (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 Authorized Officer of the Hero Housing Finance Ltd. On or before 10-November-2025 till 5 PM at Branch Office: A-6, Third Floor, Sector-4, Noida-201301.

Loan Account No.	Name of the 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
HFFH00002860 HFFH00003353	Suman Kumar Jha/ Rani Jha	20/08/2024 Rs. 17,15,342/- as on 15/10/2025	Physical	Rs. 9,50,000/-	Rs. 95,000/-

Description of Property: "GF-01, Ground Floor, Front Side Southern Portion, U/G, without Roof Rights, Consisting of One Bedroom, One Drawing/Dining Room, One Kitchen, One Toilet/Sanitary Having Entire Covered Area Measuring 400 Sq. Ft. Le 37.16 Sq. Mtrs. Built On Plot No. F-104, Block F, S.F. Vied Vihar, Village Sadulabad, Pargana & Tehsil Lohi, District Ghazibad, Uttar Pradesh-201002. Bounded As: North: Plot No. F-103, East: Others Property, South: 9 Mtr Wide Road, West: Plot No. F-105

Terms and condition:
 The E-auction will take place through portal <https://bankauctions.com> on 11-November-2025 (E-Auction Date) After 11:00 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 returned 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/- (Rupees Fifteen Thousand Only). (3) The E-Auction will be conducted through M/s. C-1 India Pvt. Ltd. through Mr. Dharani Krishna-9948182222 (Helpline No.); Support Landline No. +91 1243202021/2022/2023/2024, Support Mobile No.: +917291981124/25/26 and E-mail on support@bankauctions.com and andrag@tindia.com at their web portal <https://bankauctions.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 an offer or 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 Mr. Ershad Ali / ershad.ali@hero.hf.com / 8802270415 and Shekhar Singh/9711522275/shekhar.singh@hero.hf.com. (7) The prospective bidders can inspect the property on 04-November-2025 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 notified 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.herohousingfinance.in/hero_housing/other-notice on Hero Housing Finance Limited (Secured Creditor's) website i.e. www.herohousingfinance.com

FOR HERO HOUSING FINANCE LIMITED
AUTHORISED OFFICER
 Mr. Shekhar Singh, Mob-9711522275
 Email: shekhar.singh@hero.hf.com

DATE : 24-10-2025
 PLACE : DELHI/NCR

HERO HOUSING FINANCE LIMITED
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Loan Account No.	Name of the 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
HFFHSPHOU 23000036619	NARENDER SINGH	17/12/2024 Rs. 71,96,748/- as on 5/10/2025	Physical	Rs. 10,00,000/-	Rs. 1,00,000/-

Description of property: Residential Flat No. UGF-07, Upper Ground Floor Rear LHS without roof built on plot no. A-33A, Kharsa no.353, measuring area 360 sq. ft. 1.36 34 sq. mtrs. situated at Rail Vihar Village Sadulabad, Tehsil Lohi District Ghazibad, Uttar Pradesh. Bounded By: North: Plot No. A-93B, East: Plot No. A-93, South: Road 30 Ft wide, West: Road 30 ft wide

Loan Account No.	Name of the 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
HFFHMODLAP230000442461 HFFHMODLAP24000044966	Guru Vachan Singh	16/01/2025 Rs. 10,81,878/- as on 15/10/2025	Physical	Rs. 8,00,000/-	Rs. 80,000/-

Description of property: "Nagar Palika House No. 450, having area measuring 88 sq.yds i.e. 73.58 sq. mtrs. Ward No. 7, Mohalla Jeetpur, Muradnagar, Pargana Jalalabad, Tehsil Modinagar, District Ghazibad, Uttar Pradesh-201206, Bounded By: North: Gallery 5 Ft Wide, Meets On 15 Ft Road, East: House of Vimala, South: House of Rajkumar, West: House of Amerchand"

Loan Account No.	Name of the 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
HFFHSPHOU 23000037976	Himanshu Gola	05/02/2025, Rs. 10,30,637/- as on 15/10/2025	Physical	Rs. 9,00,000/-	Rs. 90,000/-

Description of property: Flat No FF-2, First Floor, Rear RHS from North side without roof rights constructed on Plot No-5, Kharsa No. 418 MTD, having area measuring 48 sq. yds. i.e. 33.44 sq. mtrs. Sant Nagar Complex, Village- Sadulabad, Pargana And Tehsil: Lohi, District-ghazibad, Uttar Pradesh-201102, Plot No. 5 Bounded By: East: C Passage & Flat No. FF-01, West: Other's Property, North: C Passage & Flat No. UGF-02, South: other's Property"

Loan Account No.	Name of the 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
HFFGAZHU02000014595 HFFGAZPL21000014598	SUBODH KUMAR	06/02/2025, Rs. 12,24,196/- as on 15/10/2025	Physical	Rs. 10,00,000/-	Rs. 1,00,000/-

Description of property: Residential Flat No. FF-05, First Floor Front Left Hand Side From South side without roof bearing plot no. 125 and 126, Kharsa No. 355, Block-D and area measuring 320 square feet i.e. 29.728 square meters which comprises of one bedroom, one drawing room, one kitchen, one bathroom and balcony with common staircase situated at Sant Nagar (Pushp Vihar) Gram Sadulabad, Pargana And Tehsil: Lohi, District Ghazibad, Uttar Pradesh-201001. Boundary of Plot No. FF05 East: Common Passage And Flat FF-06, West: Plot of Other, North: Flat No. FF-06, South: Road 17 Feet wide on Ground Floor

Loan Account No.	Name of the 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
HFFHNSPLAP 23000031781	RAVISH PAL	06/02/2025, Rs. 15,68,430/- as on 15/10/2025	Physical	Rs. 20,00,000/-	Rs. 2,00,000/-

Description of property: Property No. - 22 B, measuring area 50 sq. Yds with the whole of its structure and all rights of upper construction upto the last storey built on portion of plot no. 22, Out of Kharsa No. 623/1, situated at in the extended Abadi of Lal Dora of Village Mandoli, Ilaha- Shahdara, Delhi-110093, Bounded By: North: Property No. 22-C, East: Lane, South: Plot No. 23, West: Property No. 22-A

Loan Account No.	Name of the 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
HFFHAXLXU030000426261 HFFHAXLXU23000043423	RAVI KUMAR	05/02/2025, Rs. 30,22,188/- as on 15/10/2025	Physical	Rs. 26,00,000/-	Rs. 2,60,000/-

Description of property: "Flat No. SF-4, Second Floor, LHS from front side main Road with Roof, having area measuring 111.65 sq. mtrs. i.e. 124.320202/2021/2022/2023/2024. Support Landline No. 216, B-167, Kharas Vihar, Village Sadulabad, Pargana And Tehsil: Lohi, District Ghazibad, Uttar Pradesh-201102 Plot Bounded By: East: Other's property/ SF-2, West: 30 Mtr wide Road/ Entry, North: Plot No. B-165, South: 40 Mtr wide Road/ SF-3

Loan Account No.	Name of the 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
HFFHNOIHU 22000029404	SHABANA KHATUN	21/04/2025, Rs. 15,32,920/- as on 15/10/2025	Physical	Rs.13,50,000/-	Rs.135,000/-

Description of property: Built up Second floor (Rear side) without roof rights, part of plot no. 27, 2006-B, Block G, 27 B, measuring 29.17 sq. mtr. carved out of Kharsa No. 423 situated at Tughlakabad Extension, New Delhi-110019 Structure S-G-UG-3, Bounded By: North: Property No. 2065-A/Road 20 Ft, South: Gali 10 Ft East: Other Property, West: front unit/ Road 20 Ft

Terms and condition: The E-auction will take place through portal <https://bankauctions.com> on 28-November-2025 (E-Auction Date) After 11:00 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 returned to the unsuccessful bidders after conclusion of the E-auction.
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FOR Hero Housing Finance Ltd. Authorised officer
 Mr. Shekhar Singh, Mob-9711522275
 Email: shekhar.singh@hero.hf.com

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FOR Hero Housing Finance Ltd. Authorised officer
 Mr. Shekhar Singh, Mob-9711522275
 Email: shekhar.singh@hero.hf.com

HERO HOUSING FINANCE LIMITED
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Loan Account No.	Name of the 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
HFFHMODLAP230000442461 HFFHMODLAP24000044966	Guru Vachan Singh	16/01/2025 Rs. 10,81,878/- as on 15/10/2025	Physical	Rs. 8,00,000/-	Rs. 80,000/-

Description of property: "Nagar Palika House No. 450, having area measuring 88 sq.yds i.e. 73.58 sq. mtrs. Ward No. 7, Mohalla Jeetpur, Muradnagar, Pargana Jalalabad, Tehsil Modinagar, District Ghazibad, Uttar Pradesh-201206, Bounded By: North: Gallery 5 Ft Wide, Meets On 15 Ft Road, East: House of Vimala, South: House of Rajkumar, West: House of Amerchand"

Loan Account No.	Name of the 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
HFFHSPHOU 23000037976	Himanshu Gola	05/02/2025, Rs. 10,30,637/- as on 15/10/2025	Physical	Rs. 9,00,000/-	Rs. 90,000/-

Description of property: Flat No FF-2, First Floor, Rear RHS from North side without roof rights constructed on Plot No-5, Kharsa No. 418 MTD, having area measuring 48 sq. yds. i.e. 33.44 sq. mtrs. Sant Nagar Complex, Village- Sadulabad, Pargana And Tehsil: Lohi, District-ghazibad, Uttar Pradesh-201102, Plot No. 5 Bounded By: East: C Passage & Flat No. FF-01, West: Other's Property, North: C Passage & Flat No. UGF-02, South: other's Property"

Loan Account No.	Name of the 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
HFFGAZHU02000014595 HFFGAZPL21000014598	SUBODH KUMAR	06/02/2025, Rs. 12,24,196/- as on 15/10/2025	Physical	Rs. 10,00,000/-	Rs. 1,00,000/-

Description of property: Residential Flat No. FF-05, First Floor Front Left Hand Side From South side without roof bearing plot no. 125 and 126, Kharsa No. 355, Block-D and area measuring 320 square feet i.e. 29.728 square meters which comprises of one bedroom, one drawing room, one kitchen, one bathroom and balcony with common staircase situated at Sant Nagar (Pushp Vihar) Gram Sadulabad, Pargana And Tehsil: Lohi, District Ghazibad, Uttar Pradesh-201001. Boundary of Plot No. FF05 East: Common Passage And Flat FF-06, West: Plot of Other, North: Flat No. FF-06, South: Road 17 Feet wide on Ground Floor

Loan Account No.	Name of the 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
HFFHNSPLAP 23000031781	RAVISH PAL	06/02/2025, Rs. 15,68,430/- as on 15/10/2025	Physical	Rs. 20,00,000/-	Rs. 2,00,000/-

Description of property: Property No. - 22 B, measuring area 50 sq. Yds with the whole of its structure and all rights of upper construction upto the last storey built on portion of plot no. 22, Out of Kharsa No. 623/1, situated at in the extended Abadi of Lal Dora of Village Mandoli, Ilaha-