



HINDUJA HOUSING FINANCE LIMITED E-AUCTION SALE NOTICE

Corporate Office: No. 167-169, 2nd Floor, Anna Salai, Saidapet, Chennai-600015, E-mail: auction@hindujahousingfinance.com

Public Notice For E-Auction Cum Sale (Appendix - IV A) (Rule 8(6))

Sale of Immovable property mortgaged to Hinduja Housing Finance Limited (HHFL) having its Corporate Office at 167-169, 2ND Floor, Little Mount, Saidapet, Chennai - 600015, and Branch Office at - 1ST 124/O/64, Near Popular Dharam Kanta, Govind Nagar, Kanpur, Uttar Pradesh, India - 208016 Area- Admeasuring-134.71 Sq. Mtr. Direction/Boundaries East- PLOT NO 53 West- PLOT NO 51 North- ROAD 20 FT South- PLOT NO. 87

DATE OF INSPECTION OF PROPERTY - 20.04.2026 1100HRS-1400 HRS. EMD LAST DATE - 24.04.2026 TILL 5 PM. DATE/ TIME OF E-AUCTION - 30.04.2026 1100 HRS-1300 HRS.

Table with columns: Sr. No., Loan Account Number and Name of Borrower(s)/Co-Borrower(s)/Guarantor(s), Demand Notice u/s 13(2) Date and Amount, Description of the Immovable property/ Secured Asset, Date of Possession, Reserve Price (RP) Earnest Money Deposit (EMD) (10% of RP) Bid Increase Amount.

Table with columns: Sr. No., Loan Account Number and Name of Borrower(s)/Co-Borrower(s)/Guarantor(s), Demand Notice u/s 13(2) Date and Amount, Description of the Immovable property/ Secured Asset, Date of Possession, Reserve Price (RP) Earnest Money Deposit (EMD) (10% of RP) Bid Increase Amount.

Mode of Payment :- For Sr. No. 1 to 50 - All payment shall be made by demand draft in favour of Hinduja Housing Finance Limited payable at Kanpur

TERMS & CONDITIONS OF ONLINE E-AUCTION SALE :- 1. The Property is being sold on "AS IS WHERE IS, WHATEVER THERE & 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 be the best of information of the Secured Creditor and Secured Creditor shall not be answerable for any error, mis-statement 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 any 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 be through "online electronic mode" through the website https://bankeuctions.com Or Auction provided by the service provider M/s C1 INDIA 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, own system crash, power failure etc. 6. For details, help, procedure and online bidding on e-auction prospective bidders may contact the Service Provider M/s C1 INDIA PVT.LTD. 605A, Add: C1 INDIA PVT.LTD. 3rd Floor, Plot No.68 sector-44, Gurgaon, Haryana-122003, (Help Line No.+91-124-4302000) Support Email - info@bankeuctions.com, (Support Mobile Number-+921981124/1125/1126) Mr. Mithalesh Kumar Mob. 7080804466. Email: Mithalesh.kumar@india.com, delhi@ctindia.com. For participating in the e-auction sale the intending bidders should register their name at https://bankeuctions.com 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. 7. For participating in e-auction, intending bidders have to deposit a refundable Earnest Money Deposit (EMD) of 10% OF RESERVE PRICE (as mentioned above) shall be payable by interested bidders through Demand Draft/NEFT/RTGS/IMPS in favor of "Hinduja Housing Finance Limited" on or before above mentioned date. 8. The intending bidders should submit the duly filled in Bid Form (format available on https://bankeuctions.com) along with the Demand Draft remittance towards EMD in a sealed cover addressed to the Authorized Officer at Hinduja Housing Finance Limited, at 9th Floor, Unit no - 910, Plot no - TC/G-2/2 & TC/G-5/5, Cyber Heights, Vibhuti Khand, Gomtinagar, Lucknow, UP - 226010. The sealed cover should be super scribed with "Bid for participating in E-Auction Sale - in the Loan Account Number (as mentioned above) for the property (as mentioned above) 9. 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 C1 INDIA PVT.LTD 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. 10. 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. 11. 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. 12. The successful bidder shall deposit 25% of the bid amount (including EMD) on the same day of the sale, being knocked down in his favor and balance 75% of bid amount within 15 days from the date of sale by DD/Pay order/NEFT/RTGS/IMPS favoring Hinduja Housing Finance Limited. 13. 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. 14. 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. 15. 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. 16. Municipal / Panchayat Taxes, Electricity dues (if any) and any other authorities dues (if any) has to be paid by the successful bidder before the issuance of the sale certificate. Bids shall be made taking into consideration of all the statutory dues pertaining to the property. 17. 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 of 18. Applicable legal charges for conveyance, stamp duty, registration charges and other incidental charges shall be borne by the auction purchaser. 19. 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 30 days from the scheduled date of sale, it will be displayed on the website of the service provider. 20. The Decision of the Authorized Officer is final, binding and unquestionable. 21. 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. 22. For further details and queries, contact Authorized Officer, Hinduja Housing Finance Limited, Mr. Brajesh Awasthi (CLM) - 9918301885 & Sonam Mishra (CLM) - 9368114664. E-mail: auction@hindujahousingfinance.com 23. This publication is also 15 (Fifteen) days' notice to the Borrower / Mortgagee / Guarantors of the above said loan account pursuant to rule 8(6) of Security Interest (Enforcement) Rules 2002, about holding of auction sale on the above-mentioned date / place.

Place: Kanpur Date: 26-03-2026 Authorised Officer, HINDUJA HOUSING FINANCE LIMITED

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.