

Aditya Birla Housing Finance Limited

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

**Branch Office: Aditya Birla Housing Finance Limited, 6Th Floor, Genesis Square,
Inspire P-72, Whc Road, Shankar Nagar, Nagpur-440010**

1.ABHFL: Authorized Officer- Mr. PRIYADARSHAN LONARE – 91 98226 98556

**2.Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd.
(AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 & 9265562819**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Aditya Birla Housing Finance Limited/Secured Creditor, the possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on **07-07-2025**, for recovery **Rs. 49,07,127.74/- (Rupees Forty Nine Lakh Seven Thousand One Hundred Twenty Seven and Seventy Four Paise Only)** and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrowers namely **SHEIKH SAJIT ISMAILE KHAN, RUKHSAR SAJIT KHAN, SAI TAJ TRADING COMPANY AND SAI TAJ TRADING COMPANY.**

The reserve price will be **INR 41,14,773 /- (Rupees Forty One Lakh Fourteen Thousand Seven Hundred Seventy Three Only)** and the Earnest Money Deposit (EMD) will be **INR 4,11,477/- (Rupees Four Lakh Eleven Thousand Four Hundred Seventy Seven Only)**. The last date of EMD deposit is **05-07-2025**. Date of Inspection of the Immovable Property is on **04-07-2025 between 11.00 AM to 04.00 PM.**

DESCRIPTION OF IMMOVABLE PROPERTY: ALL THAT PIECE AND PARCEL OF THE LAND BEARING PLOT NO. 17 ADMEASERING 1410.75 SQ. FT. (131.06 SQ. MTRS.) (AS PER RL LETTER AREA 121.957 SQ. MTR.) IN THE LAYOUT OF THREE STAR CO-OPRATIE HOUSING SOCIEY LTD NAGPUR OF KHASRA NO. 22/3, 23/2, SHEET NO. 651/20, CITY SURVEY NO. 61, PH. NO. 34, CORPORATION HOUSE NO. 2667/17, WARD NO. 21, MOUZA DIGHORI WHICH IS WITHIN THE LIMITS OF THE NAGPUR IMPROVEMENT TRUST AND THE NAGPUR MUNICIPAL, NEAR ARIHANT APARTMENT, BHAGYALAKSHMI KHURPUDE LAWN, TEHSIL AND DISTRICT: NAGPUR, MAHARASHTRA-440024, AND BOUNDED AS:- EAST: ROAD, WEST: PLOT NO. 18, NORTH: PLOT NO. 16, SOUTH: 30 FT. WIDE ROAD

For detailed terms and conditions of the sale, please refer to the link provided in Aditya Birla Housing Finance Limited/Secured Creditor's website i.e. **<https://homefinance.adityabirlacapital.com/properties-for-auction-under-sarfaesi-act>** or i.e. **<https://sarfaesi.auctiontiger.net>**

Date: 31-05-2025

Place:- NAGPUR

**Sd/- Authorized Officer,
Aditya Birla Housing Finance Limited**