

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**ABHFL: Authorized Officer PRIYADARSHAN LONARE : 9822698556****1. 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) and 9(1) 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, upon classification of availed loans as **Non Performing Asset (NPA) on 03-01-2026**, issued a notice under **Section 13(2) on 19-01-2026** of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as 'the said Act') calling upon you, the Borrower(s) to discharge the liabilities in full within a statutory period of 60 (Sixty) days, amounting to **INR 1823082.89/- (Rupees Eighteen Lakhs Twenty Three Thousand Eighty Two and Paise Eighty Nine Only)** the Constructive/Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor on **18-06-2026**, will be put to sale by auction on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **04-08-2026**, for recovery **INR 1823082.89/- (Rupees Eighteen Lakhs Twenty Three Thousand Eighty Two and Paise Eighty Nine Only)** and further interest and other expenses thereon till the date of realization, due to Aditya Birla Housing Finance Limited/Secured Creditor from the Borrower(s) & Guarantor(s) namely **SUNIL DATTUJI PENDOR, DATTU DAMA PENDOR & RAJESHRI PANJABRAO DHURVE**.

The reserve price will be **INR 900000/- (Rupees Nine Lakhs Only)** and the Earnest Money Deposit (EMD) will be **INR 90000/- (Rupees Ninety Thousand Only)**. The last date of deposit of EMD is **03-08-2026** The date for inspection of the said property is fixed on **01-08-2026** between **11:00 am to 04:00 pm**.

DESCRIPTION OF IMMOVABLE PROPERTY

All That Piece And Parcel Of Tenement No. E/48, Of Building No. E/48 On First Floor, Admeasuring 37.16 Sq. Mtrs. (400 Square Feet) Under Indora Housing Accommodation Scheme Nagpur, Out Of Khasra No. 159, 162, Situated At Mouza Nari City Survey No. 437, Sheet No. 424/88, Nmc House No. 2186/Xe/48, Ward No. 57, Kapil Nagar, Within The Jurisdiction Of Nit, Nagpur And Nmc, Nagpur.

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:- 28-06-2026**Place: NAGPUR****Sd/- Authorized Officer
Aditya Birla Housing Finance Limited**