ADITYA BIRLA CAPITAL
HOME LOANS

Regd Office: Indian Rayon Compound, Veraval, Gujarat - 362 266 I (T) +91 2243567100 I (Toll free) 1800 270 7000 I CIN: U65922GJ2009PLC083779 I homefinance.adityabirlacapital.com
Branch Office- Aditya Birla Housing Finance Limited, 6Th Floor, Genesis Square, Inspire P-72, Whc Road, Shankar Nagar, Nagpur-440010.

1. ABHFL: Priyadarshan Lonare :- 9822698556
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) 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 09-07-2026, issued a notice under Section 13(2) on 14-07-2026** 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 13,75,555/- (Rupees Thirteen Lacs Seventy Five Thousand Five Hundred Fifty Five Only)** the Constructive/Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor **on 29-09-2026 will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on 13-11-2026, for recovery INR 13,75,555/- (Rupees Thirteen Lacs Seventy Five Thousand Five Hundred Fifty Five 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 RUHINA TABASSUM & SHAHNAZ BEGUM.**

The Reserve price will be INR 3008257/- (Rupees Thirty Lakhs Eight Thousand Two Hundred Fifty Seven Only) and the **Earnest Money Deposit (EMD) will be INR 300825.7/-** (Rupees Three Lakhs Eight Hundred Twenty Five and Paise Seventy Only) **The last date of deposit of EMD is 12-11-2026.**

DESCRIPTION OF IMMOVABLE PROPERTY

All That Piece And Parcel Of Plot No. 138, Admeasuring 139.40 Sq. Mtrs., Kh No. 25, P.H. No. 18, Situated At Near Sunny Masjid Sayyad Nagar, Old Kamptee Road, Mauza Ranala, Tehsil Kamptee And District Nagpur, Maharashtra, 440034 And **Bounded As:** East: Plot No. 137, West: Plot No. 139, North: 20 Ft. Road, South: Plot No. 151.

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: 07.10.2026 **Authorised Officer**
Place: NAGPUR **Aditya Birla Housing Finance Limited**