

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 - PRIYADARSHAN LONARE - 919822698556

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.

Whereas the Authorized Officer of **Aditya Birla Housing Finance Limited**/Secured Creditor had taken possession of the following Secured assets pursuant to notice issued under Sec. of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) for recovery of the secured debts of the secured creditor, for the dues as mentioned herein below with further charges and cost thereon from the following Borrowers and Co. Borrowers. 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" Basis.

Sr. No.	Name of the Borrowers & Co-Borrowers	Description of Properties Secured Assets	Amount as per Demand Notice	Reserve Price	EMD	Last EMD Date	Date of E-Auction
1.	RAHUL MILIND SON-TAKEE & SONAL SANJAY KHADEKAR	All That Piece And Parcel Of Land Bearing Of Plot No. 46 (Forty Six) Total Area Admeasuring 109.60 Sq. Mtrs. (I.E. 1179.34 Sq. Fts.), Being A Part And Portion Of The Land Bearing Survey/Khasra No. 27/4/1, P.H. No. 7, In The Layout Of Om Housing Agency, Nagpur, Bearing Sheet No. 30, City Survey No. 266, Situated At Corporation House No. 773/27/4/1/46, Of Mouza Dabha Within The Limits Of Nagpur Improvement Trust And Nagpur Municipal Corporation, Nagpur, In Tahsil District Nagpur And Bounded As: On The East: B 6 Mtrs. Road, On The West: By Plot No 42, On The North: By Plot No. 47, On The South: By Plot No. 45.	INR. 1473074/- (Rupees Fourteen Lakhs Seventy Three Thousand Seventy Four Only)	INR 1769145/- (Rupees Seventeen Lakhs Sixty Nine Thousand One Hundred Forty Five Only)	INR 176914/- (Rupees One Lakh Seventy Six Thousand Nine Hundred Fourteen Only).	13.03.2026	14.03.2026
2.	RANJEET SINGH & MEGHA RANJEET SINGH	All That Piece & Parcel Of Apartment No. B4-B-202, On Second Floor, In Block No. B4, Building No. B, Having Carpet Area Admeasuring About 89.37 Sq. Mtrs. & Super Built Up Area Admeasuring About 126.57 Sq. Mtrs., Covered In 3 Bedroom, 1 Kitchen & 1 Hall Along With Latrine & Bath Together With 0.0519% Undivided Proportionate Share In Plot Of Land On "As Is Where Is Basis" In The Cluster Known As "Nand" Being The Portion Of "Vrindavan" Constructed On Said Property, I.E., Plot No. 7 Ph No. 42 Mouza Jamitha Tah Nagpur Rural And District Vrindavan Nand Block No. B4 Building Survey No. 248, 257, 2/258/1 G And 258/1 K 258/2, Nagpur Near Vrindavan City Town Ship Nagpur Maharashtra 441108. Bounded By : East: Road, West: Apartment No. B4-B-203, North: Apartment No. B4-B-201, South: Tower C	INR. 5061263/- (Rupees Fifty Lakhs Sixty One Thousand Two Hundred Sixty Three Only)	INR 4154700/- (Rupees Forty One Lakhs Fifty Four Thousand Seven Hundred Only)	INR 415470/- (Rupees Four Lakhs Fifteen Thousand Four Hundred Seventy Only).	13.03.2026	14.03.2026

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:- 05.02.2026
Place:- NAGPUR

Sd/- Authorized Officer
Aditya Birla Housing Finance Limited