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 03-03-2026, issued a notice under Section 13(2) on 10-03-2026** 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 41,84,078.71/- (Rupees Forty One Lakh Eighty Four Thousand Seventy Eight and Paise Seventy One Only)** the Constructive/Physical possession of which has been taken by the Authorized Officer of Aditya Birla Housing Finance Limited/Secured Creditor **on 28-07-2026, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on 28-10-2026, for recovery INR 41,84,078.71/-** (Rupees Forty One Lakh Eighty Four Thousand Seventy Eight and Paise Seventy One 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 SANJAY SHRIRAM VIRULKAR & SARIKA VIRULKAR.**

The Reserve price will be INR 3200000/- (Rupees Thirty Two Lakhs Only) and the **Earnest Money Deposit (EMD) will be INR 320000/- (Rupees Three Lakhs Twenty Thousand Only)** The last date of deposit of **EMD is 27-10-2026 The date for inspection of the said property is fixed on 26-10-2026 between 11:00 am to 04:00 pm.**

DESCRIPTION OF IMMOVABLE PROPERTY

All That Piece And Parcel Of Apartment No. G-05, Having, Built Up Area 124.75 Sq. Meters On The Ground And First Floor Of A Building Known And Styled As "Royal Pearl" Together With The Undivided 4.351% Share And Interest In All That Piece And Parcel Of Land Bearing Plot No. 150, Admeasuring About 2065.92 Sq. Ft., Plot No. 151, Admeasuring About 1893.76 Sa. Ft., Plot No. 152, Admeasuring About 1893.76 Sa. Ft., Plot No. 155, Admeasuring About 1893.76 Sq. Ft., Plot No. 156, Admeasuring About 1893.76 Sa. Ft. And Plot No. 157, Admeasuring About 2065.92 Sa. Ft., As Such Total Land Admeasuring About 11706.88 Sa. Ft. (1088.00 Sq. Mtrs.), Being A Portion Of The Entire Land Bearing Kh. No. 206, P. H. No. 15, Situated At Mouza - Bhilgaon, Within The Limits Of Grampanchayat Bhilgaon, Tahasil Kamptee And Dist Nagpur And **Bounded As Under: -** On The East: Parking, On The West: 6.00 Mt Wide Road, On The North: Bunglow No G-04, On The South: Bunglow No G-06.

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: 06.10.2026
Place: NAGPUR

Authorised Officer
Aditya Birla Housing Finance Limited