

**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 - 9822698556

2. Auction Service Provider (ASP): - M/S e-Procurement Technologies Pvt. Ltd. (AuctionTiger) Mr. Ram Sharma - Contact No. 8000023297 &amp; 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 **01-11-2025**, issued a notice under Section 13(2) on **10-Nov-25** 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 5061263/- (Rupees Fifty Lakhs Sixty One Thousand Two Hundred Sixty Three Only)**, the Constructive/Physical possession of which has been taken by the Authorized Officer of **Aditya Birla Housing Finance Limited/Secured Creditor** on **28-03-2026**, will be put to sale by auction on "As is where is", "As is what is", and "Whatever there is" on **30-05-2026**, for recovery **INR 5061263/- (Rupees Fifty Lakhs Sixty One Thousand Two Hundred Sixty Three 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 RANJEET SINGH & MEGHA RANJEET SINGH**

The Reserve price will be **INR 1500000/- (Rupees Fifteen Lakhs Only)** and the Earnest Money Deposit (EMD) will be **INR 150000/- (Rupees One Lakh Fifty Thousand Only)**. The last date of deposit of EMD is **29-05-2026**. The date for inspection of the said property is fixed on **28-05-2026** between **11:00 am to 04:00 pm**.

**DESCRIPTION OF IMMOVABLE PROPERTY**

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.**

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:- 14-05-2026

Place: NAGPUR

Sd/- Authorized Officer

Aditya Birla Housing Finance Limited