

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) 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	Inspection Date & Time	Date of E-Auction
1.	RAJU YADAWRAO BAWANE, GEETA RAJU BAWANE & M/S PLANNING CONSULTANTS NPA DATE:- 03-10-2025 Possession Date:- 12-05-2026	All That Piece And Parcel Of The Duplex Bunglow No. 3, Adm. 98.00 Sq Mmt. (Built-Up Adm. 82.993sq. Mt.), On Gr. & 1 Floor Of Govind-5 Residency Constructed On Plot No. 31, Adm. 98.00 Sq. Mt., Ward No. 15, Kh. No. 81/1 Of Mz. - Somalwada, C. S. No. 543, Sheet No. 707/60, Tah & Dist.-Nagpur, Maharashtra And Bounded As: East: 6 Mt. Wide Road, West: By Plot No. 38, North: Plot No. 30, South: Plot No. 32.	INR 14737905.83/- (Rupees One Crore Forty Seven Lakhs Thirty Seven Thousand Nine Hundred Five and Paise Eighty Three Only) Demand Notice Date : 29.10.2025	INR 5411883.25/- (Rupees Fifty Four Lakhs Eleven Thousand Eight Hundred Eighty Three and Paise Twenty Five Only)	INR 541188.325/- (Rupees Five Lakhs Forty One Thousand One Hundred Eighty Eight and Paise Thirty Two Only)	24-06-2026	23-06-2026 between 11.00 AM to 04.00 PM.	25-06-2026
2.	RAJU YADAWRAO BAWANE, GEETA RAJU BAWANE & M/S PLANNING CONSULTANTS NPA DATE:- 03-10-2025 Possession Date:- 14-05-2026	All That Piece And Parcel Of Apt. No. F01/A (Old No. M01/A), Adm. 23.22 Sq. Mt. & Apt. No. M01/B (Old No. F01/B), Adm. 23.225 Sq. Mt., On Mezzanine Floor, "Kuber Regency With 1.8735% Undivided Share Each In Plot No. 21, Adm. 887.21 Sq. Ft, House No. 223. Mz -Dhantoli, C. S. No. 546, Sheet No. 37, Situated At Congress Nagar. Tah- & Dist-Nagpur, Maharashtra And Bounded As: APT NO. F01/A (OLD NO. M01/A) : East: Plot No. 27, West: Flat No. F01/B (M01/B) , North: Plot No. 20 , South: Flat No. M02 (F02) & Apt. No. M01/B (Old No. F01/B) East:Plot No. 27, West: Road, North: Plot No. 20, South: Plot No. 22. Plot No. 21 : East: Plot No. 27, West: Road, North: Plot No. 20, South: Plot No. 22.	INR 14737905.83/- (Rupees One Crore Forty Seven Lakhs Thirty Seven Thousand Nine Hundred Five and Paise Eighty Three Only) Demand Notice Date : 29.10.2025	INR 7931250/- (Rupees Seventy Nine Lakhs Thirty One Thousand Two Hundred Fifty Only)	INR 793125/- (Rupees Seven Lakhs Ninety Three Thousand One Hundred Twenty Five Only)	24-06-2026	23-06-2026 between 11.00 AM to 04.00 PM.	25-06-2026

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:- 19.05.2026

Place:- NAGPUR

Sd/- Authorized Officer
Aditya Birla Housing Finance Limited