ADITYA BIRLA CAPITAL
HOME LOANS

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.

Sale Notice

[Rule 8(6) & 9(1) of Security Interest (Enforcement) Rules 2002]

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA HOUSING FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, ("SARFAESI ACT")

The undersigned being the Authorized Officer of Aditya Birla Housing Finance Limited (hereinafter referred to as "**ABHFL**") has taken the physical possession of the immovable property being ***"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. MT, 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"*** **(hereinafter referred to as "Secured Asset")** under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as **"SARFAESI Act, 2002"**) which stood secured in favor of ABHFL towards financial facility, its outstanding dues of **INR 1,47,37,905.83/- (Rupees One Crore Forty Seven Lakhs Thirty Seven Thousand Nine Hundred Five and Paise Eighty Three Only)** and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers – **RAJU YADAWRAO BAWANE, GEETA RAJU BAWANE & M/S PLANNING CONSULTANTS, *(hereinafter referred to as "Borrowers/ Co-Borrowers").***

That on failure of the public auctions/e-auctions of Secured asset the undersigned is enforcing its security interest against the said Secured Asset by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the abovementioned Secured Asset. Now, the Authorized Officer hereby giving the Notice to sell the aforesaid Secured Asset by Private Treaty in terms of Rule 8(6) and 9(1) of the Security Interest (Enforcement) Rules 2002. The Sale will be effected on **"AS IS WHERE IS BASIS"**, **"AS IS WHAT IS BASIS"** and **"WHATEVER THEREIS BASIS"** on or after **29-09-2026, for recovery of INR 1,47,37,905.83/- (Rupees One Crore Forty Seven Lakhs Thirty Seven Thousand Nine Hundred Five and Paise Eighty Three Only)** due to ABHFL from the Borrowers/ Co-Borrowers. The reserve price of the Secured Asset is fixed at **INR 32,00,000/- (Rupees Thirty Two Lakhs Only)**

The Borrowers/Co-Borrowers are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABHFL is now under the process of enforcing its security interest by effecting sale of the Secured Asset as mentioned herein by way of private treaty as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers/Co-Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 11-09-2026

Authorized Officer
Aditya Birla Housing Finance Limited