

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266**Branch Office:** Benchmark Business Park, 5Th Floor, Block No A-3, Scheme No 54- Pu-4, Oppsite Satya Sai School, Vijay Nagar, Indore - 452010**SALE NOTICE****[RULE 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 FLAT NO.502, FIFTH FLOOR, ADMEASURING 1281 SQ. FT. I.E. 119.05 SQ. MTRS. (SUPER BUILT-UP AREA) IN "ABHINANDAN APARTMENT", BUILT ON PLOT NO. 301, SITUATED AT "SILICON CITY", NEAR PULAK CITY VILLAGE, NIHALPUR MUNDI, TEHSIL AND DISTRICT, INDORE, MADHYA PRADESH-452012, AND BOUNDED AS: - EAST: OPEN SPACE OF BUILDING THEN ROAD WEST: COMMON PASSAGE & OPEN SPACE BUILDING NORTH: OPEN SPACE OF BUILDING THEN ROAD SOUTH: DUCT AND FLAT NO. 501"** (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. 28,04,658.00/- (Rupees Twenty Eight Lac Four Thosuang Six Hundred Fifty Eight Only)** and further interest and other expenses incurred thereon till the date of realization to the Borrowers/Co-Borrowers - **AJAY PATIDAR & REENA PATIDAR**, (hereinafter referred to as "Borrowers/Co-Borrowers").

That on failure of the public auction/sale 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 and 9 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 29-05-2025**, for recovery of **INR 28,04,658.00/- (Rupees Twenty Eight Lac Four Thosuang Six Hundred Fifty Eight Only)** due to ABHFL from the Borrowers/Co-Borrowers. The reserve price of the Secured Asset is fixed at **INR 30,00,000/- (Rupees Thirty Lakh 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:- 07.05.2025**Place: INDORE****Sd/- Authorized Officer****Aditya Birla Housing Finance Limited**