


**ADITYA BIRLA
CAPITAL**
PROTECTING INVESTING FINANCING ADVISING
Aditya Birla Housing Finance Limited

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Ltd. 3Rd Floor, Kay Kay Business Centreplot No 133, M P Nagar Zone-I, Bhopal (Mp) – 462011.

1.ABHFL: Authorized Officer – Mr. Sunil Rathor: 91 98266 76416

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 has taken possession of the following Secured assets pursuant to notice issued under Sec. 13 (2) 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 Borrowers and Co-Borrowers that e-auction of the following property for realization of the debts due to the Aditya Birla Housing Finance Limited will be held on "As is where is", "As is what 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	ANIL KUMAR PATEL & PUNAM PATEL.	ALL THAT PIECE AND PARCEL OF RESIDENTIAL PLOT NO. 22, ADMEASURING 20X60 = 1200 SQ. FT. I.E. 111.52 SQ. MTRS., KHASRA NO. 493/3/2, SITUATED AT GOLDEN CITY BERASIA, WARD NO. 18, TEHSIL: BERASIA, DISTRICT: BHOPAL, MADHYA PRADESH-463106, AND BOUNDED AS: EAST: ROAD, WEST: PLOT NO. 30, NORTH: PLOT NO. 21 SOUTH: PLOT NO. 23	Rs. 7,57,872.2/- (Rupees Seven Lakh Fifty Seven Thousand Eight Hundred Seventy Two and Two Paise Only)	INR 18,12,000 /- (Rupees Eighteen Lakh Twelve Thousand Only)	INR 1,81,200/- (One Lakh Eighty-One Thousand Two Hundred Only)	05-06-2025		06-06-2025
2	GYANSINGH BAMNIYA & MANJU BAMNIYA.	ALL THAT PIECE AND PARCEL OF PLOT NO. 14, TOTAL AREA 1825 SQ. FT. (169.61 SQ. MTRS.), PART OF OLD KHASRA NO. 96, NEW KHASRA NO. 96/1/1/1/2/1/1/2, SITUATED AT ANJANI DHAM COLONY, VILLAGE: BADIYAKHEDI, WARD NO. 01 (REMAINING WARD), MUNICIPAL COUNCIL AREA SEHORE, TESHIL: SEHORE, DISTRICT: SEHORE, MADHYA PRADESH-466001, AND BOUNDED AS: EAST: ROAD, WEST: PLOT NO. 13, NORTH: ROAD, SOUTH: PLOT NO. 15	Rs. 13,68,445/- (Rupees Thirteen Lac Sixty Eight Thousand Four Hundred Forty Five Only)	INR 19,16,250 /- (Rupees Nineteen Lakh Sixteen Thousand Two Hundred Fifty Only)	INR 1,91,625 /- (Rupees One Lakh Ninety One Thousand Six Hundred Twenty Five Only).	05-06-2025		06-06-2025

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: 30-04-2025, Place: BHOPAL

Sd/- Authorized Officer , Aditya Birla Housing Finance Limited