

ADITYA BIRLA HOUSING FINANCE LIMITED

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266

Branch Office: Aditya Birla Housing Finance Ltd., 1st Floor Lohia Jain Arcade, S No. 106, Near Charturshrun Temple Senapati Bapat Road, Pune-411016

1. ABHFL: Authorized Officer- Mr. Kiran Jadhav- 9960777000

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(5) & 9(1) 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	Inspection Date	Last EMD Date	Date of E-Auction
1.	RAVI VISHRAM RAJAK & JYOTI RAJAK	All That Piece And Parcel Of Flat Bearing No. 207, Admeasuring Carpet Area Of 459 Sq. Ft. I.E., 42.64 Sq. Meters, And Adjacent Balcony Admeasuring 79 Sq. Ft. I.E., 7.33 Sq. Meters, 2nd Floor, B-Wing, Shreeram Shivalay (West), Survey No. 275/7, Near Uttareashwar Mandir, Wadgaon Shinde Road, Lohegaon, Pune - 411047, And The Said Society In Which The Flat Is Constructed Is Bounded As: East: Survey No. 275, Hissa No. 8 South: Lohegaon Dighi Road West: Land Belonging To Ramchandra Moze, Somnath Khandave North: Land Belonging To Mr. Balu Bhiku Moze	INR 3749823/- (Rupees Thirty Seven Lakhs Forty Nine Thousand Eight Hundred Twenty Three Only)	INR 4368950/- (Rupees Forty Three Lakhs Sixty Eight Thousand Nine Hundred Fifty Only)	INR 436895/- (Rupees Forty Three Lakhs Thirty Six Thousand Eight Hundred Eighty Five Only).	-	10-01-2026	12-01-2026
2	MAHENDRA MARUTI SHINDE AND MONIKA MAHENDRA SHINDE	All That Piece And Parcel Of Flat No. 010, Admeasuring Area 82.68sq Mtrs (890 Sq. Foot), Property Bearing New Gut No.1954 (Old Gut No.3252) Area 00 Hecter 57 R, And New Gut No.1955 (Old Gut No.3252) Area 00 Hecter 32 R Total Area Of Both Guts 00 Hecter 89 R, Nagar Parishad New Property Bearing No.3357/11 (Old No.5350/11), Building Name "Arihant City" Building No.C1, On Second Floor, Common Parking, Situated At Chakan, Taluka Khed Dist - Pune Boundries Of New Gut No.1954 (Old Gut No.3252) Area 00 Hecter 57 R, And New Gut No.1955 (Old Gut No.3252) Area 00 Hecter 32 R Total Area Of Both Guts 00 Hecter 89 R, As Per Given: East: Bearing Name Morshwar D. Shevkari Property West: Bearing Name Sadashiv V. Shevkari Property North: Chakan Ambethan Road South: Bearing Name Namdev Gore Property And Boundries Of Flat No.010 As Per Given North: Club House And Garden South: Flat No.09 East: Gina And Flat No.011 West: Internal Road	INR 2945521/- (Rupees Twenty Nine Lakhs Forty Five Thousand Five Hundred Twenty One Only)	INR 3560000/- (Rupees Thirty Five Lakhs Sixty Thousand Only)	INR 356000/- (Rupees Three Lakhs Fifty Six Thousand Only)	-	10-01-2026	12-01-2026
3	SHRIKANT MAHADEV PAKHARE & SANGEETA SHRIKANT PAKHARE	All That Piece And Parcel Of Flat No. 401, Having Carpet Area Admeasuring 49.36 Sq. Meter, Fourth Floor, Arman Residency, Old Survey No. 1771/B/1/A, New Survey No: 1671/B/1/A, Plot No. 1 & 2, Situated At Majrewadi, Akalkot Road, Mallikarjun Nagar, Tal: North Solapur, Solapur, Maharashtra, And The Said Flat Is Bounded By As: East: Flat No. 402 West: Road South: Staircase And Flat No. 404 North: Boundary Of Flat	INR 2855007/- (Rupees Twenty Eight Lakhs Fifty Five Thousand Seven Only)	INR 2931750/- (Rupees Twenty Nine Lakhs Thirty One Thousand Seven Hundred Fifty Only)	INR 293175/- (Rupees Two Lakhs Ninety Three Thousand One Hundred Seventy Five Only).	-	10-01-2026	12-01-2026

4	RAMKISAN SHANKARRAO POPALE, ARCHANA RAMKISHAN POPALE.	All That Piece And Parcel Of Flat Bearing No. 1102 Situated On 11th Floor, In B Wing Of The Proposed Building In The Project Name As "Atharva Shrushti Phase II" And Scheme To Be Carried Out And Constructed On The Amalgamated Properties. The Area Of 1 BHK Flat No. 1102 Is 385 Sq. Ft. Carpet Is 35.78 Sq. Mtr Carpet With Terrace Carpet Area 45 Sqft. i.e. 4.18 Sq. Mtrs. Total Carpet Area 430 Sq. Ft. i.e. 39.96 Mtr Carpet + Semi Covered Car Parking With All Entities Facilities Mentioned In Annex Attached Herewith. One Car Parking, Manjari Bk, Pune, Maharashtra - 412307, And Bounded As East: Duct Flat. 1103 West: Flat No 1101 North: Building Space South: Passage Lift S	INR 2457786/- (Rupees Twenty Four Lakhs Fifty Seven Thousand Seven Hundred Eighty Six Only)	INR 3003000/- (Rupees Thirty Lakhs Three Thousand Only)	INR 3003000/- (Rupees Three Lakhs Three Hundred Only).	-	10-01-2026	12-01-2026
5	GANESH SUBHASH JADHAV, POOJA GANESH JADHAV & LAXMI FOOT WERE.	All That Piece And Parcel Of Flat No. 303, Admeasuring Area 67.01 Sq Mtrs, Constructed On Survey No.337 Area 254.55 Sq. Meter (2740.00 Sq. Foot), And Survey No.338 Area 275.92 Sq. Meter (2970 Sq. Foot) Building Name "Anushka Residency", A Wing, On Third Floor, Including Parking Flat No.303, Situated At Ambegaon Khurd, Taluka-Haveli, Dist - Pune. Boundaries Of Survey No.338 As Per Given: East: Open Space West: Mauli Sangle Of Property North: Shri. Chinte Of Property South: Common Road And Boundaries Of Survey No.337 As Per Given: East: Pandurang Sangle Of Property West: Late Dashrath Sangle Of Property North: - South: Common Road	INR 2371240.31/- (Rupees Twenty Three Lakhs Seventy One Thousand Two Hundred Forty and Paise Thirty One Only)	INR 2787400/- (Rupees Twenty Seven Lakhs Eighty Seven Thousand Four Hundred Only)	INR 2787400/- (Rupees Two Lakhs Seventy Eight Thousand Seven Hundred Forty Only).	-	10-01-2026	12-01-2026
6	ASHOK SITARAM AWAGHADE & JYOTI ASHOK AWAGHADE	All That Piece And Parcel Of Flat No. 201, Carpet Area Admeasuring About 459 Sq. Ft. I.E. 42.57 Sq. Mtr., Built-Up Area Admeasuring About 600 Sq. Ft. I.E. 55.74 Sq. Mtr. On The Second Floor, Building Name-P In The Anand Gram Talegaon Dhamdhare Co-Operative Housing Society Ltd. Constructed On The Land At Gat No. 3430/2/1 To 3430/2/35, Gat No. 3430/2/39 To 3430/2/44, Gat No. 3430/2/45 And Gat No. 3430/2/47 Situated At Village:Talegaon Dhamdhare, Taluka: Shirur Within The Limits Of Gram Panchayat Talegaon Dhamdhare, District: Pune, Maharashtra-412208, And Bounded As: East: Flat No. 202 West: Road North: Staircase South: Wing-O	INR 2028195/- (Rupees Twenty Lakhs Twenty Eight Thousand One Hundred Ninety Five Only)	INR 2200000/- (Rupees Twenty Two Lakhs Only)	INR 2200000/- (Rupees Two Lakhs Twenty Thousand Only).	-	10-01-2026	12-01-2026
7	SATISH DINKAR PATIL AND SHAMAL SATISH PATIL	All That Piece And Parcel Of Residential Flat No. A3-305, 3rd Floor, Wing A-3, Having Admeasuring Carpet Area Of 22.40 Sq. Mtrs. And Balconies Carpet Area Of 2.63 Sq. Mtrs. In Building Known As Sara Swapnoday, Chakan, Talegaon Road, Constructed At Gat No. 184+187+188 P. Sara City, Kharabwadi, Tal Khed, Chakan, Distt, Pune, Maharashtra-410501, And Bounded As: East: Flat No. 304 West: Staircase North: Marginal Open Space South: Passage	INR 1068458/- (Rupees Ten Lakhs Sixty Eight Thousand Four Hundred Fifty Eight Only)	INR 1415400/- (Rupees Fourteen Lakhs Fifteen Thousand Four Hundred Only)	INR 1415400/- (Rupees One Lakh Forty One Thousand Five Hundred Forty Only).	-	10-01-2026	12-01-2026
8	RIZWAN ABDUL KADAR CHOUDHARI, MISBA RIZWAN CHOUDHARI & MOINODDIN ABBASALI SHAIKH.	All That Piece And Parcel Of Flat No. 8, Carpet Area Admeasuring 26.28 Sq. Mtrs., And Builtup Area Admeasuring 33.18 Sq. Mtrs., In The Building Known As "Vithal Apartment", Which Is Constructed On Cts No.3712, Municipal No.523, Situated At South Sadar Bazar, Solapur City, Taluka: Solapur, District: Solapur, Maharashtra-413003, And Bounded As: East: Cts No. 3711 West: Flat No. 9 & 10 North: Flat No. 11 South: Road	INR 1129945.14/- (Rupees Eleven Lakhs Twenty Nine Thousand Nine Hundred Forty Five and Paise Fourteen Only)	INR 1820500/- (Rupees Eighteen Lakhs Twenty Thousand Five Hundred Only)	INR 1820500/- (Rupees One Lakh Eighty Two Thousand Fifty Only).	-	10-01-2026	12-01-2026
9	Amruta Kiran Tope (In The Capacity Of Available Legal Heir Of Kiran Gulab Tope), Amruta Kiran Tope & Perfect Printers And Paper Cutting Works.	All That Piece And Parcel Of Shop No. 11, On Ground Floor Admeasuring About 27.406 Sq. Mtrs. I.E. 295 Sq. Ft., Built Up, Excluded Common Toilet & Bathroom To Every Shop Holder. Shop, Trimurti Heights, Building No. 2, Situated At Cts No. 323 A, B, C, D, Mouje Shanwar Peth, Taluka: Haveli, District: Pune City, Within The Limits Of P.M.C. And Lying Within The Limits Of Sub-Registrar Pune, Registration District Of Pune, Maharashtra-411030, And Bounded As: East: Shri. Gokhale Property West: Open Space North: Open Space, Rear Building Shop No. 10 South: Bldg. Part Of Trimurti Heights	INR 755213.58/- (Rupees Seven Lakhs Fifty Five Thousand Two Hundred Thirteen and Paise Fifty Eight Only)	INR 5004000/- (Rupees Five Lakhs Four Thousand Only)	INR 5004000/- (Rupees Five Lakhs Four Hundred Only).	-	10-01-2026	12-01-2026
10	Julekha Mohd Usman Ansari (In The Capacity Of Available Legal Heir Of Late Mohd Usman Abdul Salam Ansari), Julekha Mohd Usman Ansari, Laziz Caterers, Mohd Suleman Ansari And Mohd Irfan Abdul Salam Ansari.	All That Piece And Parcel Of 1) Office No. 1, Admeasuring Area 984.43, Built Up Plus Double Parkign Area 269 Sq Ft I.E.25.00 Sq. Mtrs., On Still Floor, Constructed On Cts No.5267 & 5270, 2) Flat No. 02, Admeasuring Area 804.79 Sq. Fts, I.E.74.79 Sq Mtrs, On First Floor, Constructed On Cts No.5267 & 5270, 3) Flat No. 03, Admeasuring Area 804.79 Sq. Fts, I.E.74.79 Sq. Mtrs., On Second Floor, Constructed On Cts No.5267 & 5270, 4) Flat No. 04, Admeasuring Area 804.79 Sq Fts, I.E.74.79 Sq Mtrs, On 2nd Floor, Constructed On Cts No.5267 & 5270, 5) Hall Admeasuring Area 1609.58 Sq Fts, I.E.149.59 Sq Mtrs, Situated On Third Floor, Constructed On Cts No.5267 & 5270, Area Cts No 5267 Admeasuring About 182.9 Sq. Meter & Cts No 5270 Admeasuring About 168 Sq Meter, Situated At Village Khalanwadi, Pimpri Waghere, Taluka-Haveli, Dist - Pune And Bounded As: Boundries Of Survey No.5267 As Per Given:- East: Cts No 5265 West: Cts No 5268 & 5269 North: By Public Road South: Cts No 5270 And Boundries Of Survey No.5270 As Per Given:- East: Cts No 5265 West: By Public Road North: Cts No 5267 & 5269 South: Part Of Cts No 5270	INR 7561439.55/- (Rupees Seventy Five Lakhs Sixty One Thousand Four Hundred Thirty Nine and Paise Fifty Five Only)	INR 27541750/- (Rupees Two Crores Seventy Five Lakhs Forty One Thousand Seven Hundred Fifty Only)	INR 2754175/- (Rupees Twenty Seven Lakhs Fifty Four Thousand One Hundred Seventy Five Only).	-	10-01-2026	12-01-2026

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.auctiontger.net>

Date:- 06.12.2025

Place:- PUNE

Sd/- Authorized Officer

Aditya Birla Housing Finance Limited