

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362266
 Branch Office: Aditya Birla Housing Finance Limited, G-Corp Tech Park, 8th Floor, Ghodbunder Road, Next to Hyper City Mall, Thane (W) - 400 607.
 1. ABHFL Authorized Officer Mahesh Gawda : 919271756787 Chirag Lokhande : 919773758208
 2. Auction Service Provider (ASP) :- M/s. Globe Tech Infosystems Private Limited - Mr. Samir Chakraverty

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 and Time	Date of E-Auction
1.	Adnan Jamil Khaib, Alfiya Adnan Khaib.	All that piece and parcel Of Residential Bearing Flat No. 301, 3rd FLR, Having Built Up Area 635 Sq. Ft., Building Known As "SHIREEN PARK", Now Survey No. /HISSA NR. (Plot No.) 169/7, Area 443 Sq. Mtr., Situated At Mamdapur Gram Panchayat, Village Mamdapur, Taluka Karjat, Dist. Raigad - 410101.	INR 14,79,936.6/- (Rupees Fourteen Lacs Seventy Nine Thousand Nine Hundred Thirty Six and Six Paise Only) as On 18.08 2022	INR 9,00,000/- (Rupees Nine Lacs Only)	INR 90,000/- (Rupees Ninety Thousand Only)	12-03-2024	11-03-2024 between 11:00 am to 04:00 pm.	13-03-2024
2.	Anuj Kumar Kamlesh Kumar Mishra, Neetu Anuj Mishra, Shivam Enterprises,	All That Piece And Parcel Of Flat No. 207, On Second Floor, Having Area Admeasuring 29.82 Sq Mtrs. (Carpet Area), Building No. 2 In The Society Known As "Vishwajeet Paradise Bliss Co-Operative Housing Society Ltd" Constructed On Land Bearing Survey No. 144/3, 143/6b, 140/3(Part), 140/2, 143/4, 142/5 & 143/5 Situated At Mouje-Chikholi, Taluka-Ambamath, District-Thane	INR 20,74,257/- (Rupees Twenty Lacs Seventy Four Thousand Two Hundred and Fifty Seven Only) as On 10.02. 2023	INR 18,50,880/- (Rupees Eighteen Lacs Fifty Thousand Eight Hundred and Eighty Only)	INR 1,85,088/- (Rupees One Lac Eighty Five Thousand and Eighty Eight Only)	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024
3.	Anurag Vinod Gautam, Vinodkumar Bhagwan Pachole.	All That Piece And Parcel along with the Construction at 2nd Floor Flat No. 204, Chandansar Village Virar East Kashyap Kutir Chsl Near R K Restaurant Thane, Maharashtra 401305	INR 24,01,086.11/- (Rupees Twenty Four Lacs One Thousand Eighty Six and Eleven Paise Only) as On 24.11. 2021	INR 20,08,000/- (Rupees Twenty Lacs Eight Thousand Only)	INR 2,00,800/- (Rupees Two Lacs Eight Hundred Only)	27-03-2024	25-03-2024 between 11:00 am to 04:00 pm.	28-03-2024
4.	Balkrishna Kundalk Redekar, Vidhya Balkrishna Redekar	ALL THAT PIECE AND PARCEL OF Flat No. 211 Admeasuring 19.687 Sq. Mtrs. (Carpet Area), On the 2nd Floor, In the Wing -B In the Project Named As "The Green Crest" Being Constructed On the Land Bearing Gut No. 134 Hissa No. 1/A/2 In Village : Talajo Majkur, Taluka & Registration Sub-District - Panvel, Registration District: Raigad, Totally Admeasuring 0.23.30 H.R.P. Maharashtra -410208, and Bounded As: East: 1B part, West: Survey No. 4, North - Survey No. 1, South: Survey No. 1 Hissa No. 1 A Part	INR 18,22,676/- (Rupees Eighteen Lacs Twenty Two Thousand Six Hundred and Seventy Six Only) as On 07.05. 2023	INR 19,04,000/- (Rupees Nineteen Lacs Four Thousand Only)	INR 1,90,400/- (Rupees One Lac Ninety Thousand Four Hundred Only)	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024
5.	Habib Ali Asgar Ali Shaikh, Rehana Khatun Habib Ali Shaikh, Moon Enterprises,	ALL THAT PIECE AND PARCEL OF FLAT NO. 701, ON SEVENTH FLOOR, AREA ADMEASURING ABOUT 71.71 SQ. MTRS., BUILT UP, IN THE BUILDING KNOWN AS "R.S. RESIDENCY, STANDING ON PLOT NO. 177, SECTOR 23, SITUATED AT NODE-ULWE (12.5% SCHEME), NAVI MUMBAI, TAL. PANVEL, NEAR SM HARMONY, DISTRICT: RAIGAD, MAHARASHTRA-410206, AND BOUNDED AS:- EAST: OPEN PLOT, WEST: INTERNAL ROAD, NORTH: OPEN PLOT, SOUTH: MAHAKALI APARTMENT	INR 42,72,673.12/- (Rupees Forty Two Lacs Seventy Two Thousand Six Hundred Seventy Three and Twelve paise Only) as On 12.06. 2023	INR 35,84,000/- (Rupees Thirty Five Lacs Eighty Four Thousand Only)	INR 3,58,400/- (Rupees Three Lacs Fifty Eight Thousand Four Hundred)	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024

PLOT, SOUTH: MAHAKALI APARTMENT								
6.	Kanjan Pradeep Saraiya, Parul Kanjan Saraiya .	PROPERTY-1: All That Piece And Parcel Flat No. 104, Admeasuring 53.41 Sq. Meter (Carpet Area), On The First Floor, In B-Wing In The Building Known As "Sharda Villa", Constructed On Land Bearing Pardi No. 9 & 10, Hissa No. 1, Siuate, Lying And Being At Village-Saravali, Taluka Palghar, District-Palghar, Within The Limits Of Gram Panchayat Saravali And Panchayat Samiti Palghar, Zila Parshad Palghar And In The Registration Office Palghar, And Bounded As: PROPERTY-2: All That Piece And Parcel Flat No. 105, Admeasuring 35.76 Sq. Meter (Carpet Area), On The First Floor, In B-Wing In The Building Known As "Sharda Villa", Constructed On Land Bearing Pardi No. 9 & 10, Hissa No. 1, Siuate, Lying And Being At Village-Saravali, Taluka Palghar, District-Palghar, Within The Limits Of Gram Panchayat Saravali And Panchayat Samiti Palghar, Zila Parshad Palghar And In The Registration Office Palghar, And Bounded As:	INR 27,49,202/- (Rupees Twenty Seven Lacs Forty Nine Thousand Two Hundred and Two Only)	INR 19,48,800/- (Rupees Nineteen Lacs Forty Eight Thousand Eight Hundred Only)	INR 1,94,880/- (Rupees One Lac Ninety Four Thousand Eight Hundred and Eighty Only)	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024
7.	Narpat Singh Bhabutsingh Rathore, Sukhakuwar Narpatsingh Rathore , .	ALL THAT PIECE AND PARCEL OF FLAT NO. 403 ON 4TH FLOOR IN A-WING, ADMEASURING 76.67 SQ. MTRS. (SUPER BUILT UP AREA), IN THE BUILDING KNOWN AS "JAY APARTMENT", CONSTRUCTED ON LAND ON THE SURVEY NO. 291, HISSA NO. 2, LYING BEING AND SITUATED AT VILLAGE-NILEMORE, NALLASOPARA (W), TAL. VASAI, DISTRICT-PALGHAR-401203, WITHIN THE AREA OF SUB-REGISTRAR AT VASAI-3, NALLASOPARA AND WITHIN THE LIMITS OF MUNICIPAL COUNCIL NALLASOPARA, AND BOUNDED AS:	Rs. 32,15,959/- (Rupees Thirty Two Lakh Fifteen Thousand Nine Hundred Fifty Nine Only)	INR 23,44,800/- (Rupees Twenty Three Lacs Forty Four Thousand Eight Hundred Only)	INR 2,34,480/- (Rupees Two Lacs Thirty Four Thousand Four Hundred and Eighty Only).	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024
8.	Nitesh Umesh Surjan, Geeta Umesh Surjan,	All That Piece And Parcel Of Land Admeasuring Survey No. 125, Hissa No. 2, Admeasuring 2568.00 Sq. Mt., Flat No. B/304, 3rd Floor B Wing. Admeasuring 41.75 Sq. Mtrs. Super Built Up Area, In The Building Known As "Sai Krupa Building No.10", Constructed On Land On The Survey No. 125, Hissa No. 2, Lying And Situated At Sopara Village Near Dhananjay Talkies, Nallasopara West, Tal. Vasai, Dist. Palghar, Thane, Maharashtra-401203	INR 17,27,280/- (Rupees Seventeen Lacs Twenty Seven Thousand Two Hundred and Eighty Only) as On 07.07. 2022	INR 15,42,400/- (Rupees Fifteen Lacs Forty Two Thousand Four Hundred Only)	INR 1,54,240/- (Rupees One Lac Fifty Four Thousand Two Hundred and Forty)	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024
9.	Santosh Singh, Chanda Devi.	ALL THAT PIECE AND PARCEL OF FLAT NO. 303, ON 3RD FLOOR, A-WING, ADMEASURING 259 SQUARE FEET CARPET AREA, IN BUILDING KNOWN AS "NOBEL RESIDENCY", CONSTRUCTED ON LAND BEARING NEW SURVEY NO. 162, PLOT NO. 1 AND PLOT NO. 2 (OLD SURVEY NO. 31 HISSA NO. 13/B) SITUATED WITHIN THE LIMITS OF MAMDAPUR GRAMPANCHAYAT, AT VILLAGE-MAMDAPUR, TALUKA- KARJAT, DISTRICT- RAIGAD, MAHARASHTRA-410101, AND BOUNDED AS: NORTH: UNDER CONSTRUCTION, SOUTH: OPEN PLOT, EAST: OPEN PLOT, WEST: INTERNAL ROAD	INR 14,80,054/- (Rupees Fourteen Lacs Eighty Thousand and Fifty Four Only) as On 05.07. 2023	INR 9,77,600/- (Rupees Nine Lacs Seventy Seven Thousand Six Hundred Only)	INR 97,760/- (Rupees Ninety Seven Thousand Seven Hundred and Sixty)	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024
10.	Shalini Sharad Ghave, Aasha Narayan Ghave.	All That Piece And Parcel Of Flat No. 602, On 6th Floor, B-Wing, Admeasuring 61.98 Sq. Mtrs. (Built Up Area) In The Building Known As "Suraj Heights Co-Op Housing Society Ltd" On The Land Bearing Survey No. 402-A, 223, Hissa No. 1, 7 Situated At Village Virar, Near Chanakya Chowk, Virat Nagar, Virar West, Tal. Vasai, Dist.-Palghar 401303	INR 32,09,683/- (Rupees Thirty Two Lacs Nine Thousand Six Hundred and Eighty Three Only) as On 26.12.2022	INR 26,29,400/- (Rupees Twenty Six Lacs Twenty Nine Thousand Four Hundred Only)	INR 2,62,940/- (Rupees Two Lacs Sixty Two Thousand Nine Hundred and Forty)	27-03-2024	26-03-2024 between 11:00 am to 04:00 pm.	28-03-2024

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 <https://BestAuctionDeal.com>
 Date: 22-02-2024
 Place: Mumbai

Authorized Officer
 Aditya Birla Housing Finance Limited