

SALE NOTICE
By R. P. A. D /SPEED POST/COURIER/E-MAIL/HAND DELIVERY

Date: 19.05.2025

To,

1. **M/S RK TRADERS AND VEGETABLE WHOLESALER**
THROUGH ITS PROPRIETOR RAJESH HARISCHANDRA KAMBLE
APMC MARKET, BAIL BAZAR, KALYAN, KALYAN- DOMBIVILI
(MUNCIPAL CORPORATION) KALYAN- THANE- 421301
MOBILE:- 9987806661
EMAIL:- RAJESHKAMBLE1786@GMAIL.COM

2. **MR. RAJESH HARISCHANDRA KAMBLE**
S/O HARISCHANDRA KAMBLE
ROOM NO.1, 2ND FLOOR, MALNABAL NIWAS OPP DEVI MANDIR,
NR JADHAV BUILDING, SANTOSHI MATA ROAD, CHIKALE BAUG,
KALYAN WEST, KALYAN- THANE- MAHARASHTRA- 421301
MOBILE:- 9987806661
EMAIL:- RAJESHKAMBLE1786@GMAIL.COM

3. **MRS. ASHWINI RAJESH KAMBLE**
W/O RAJESH KAMBLE
ROOM NO.1, 2ND FLOOR, MALNABAL NIWAS OPP DEVI MANDIR,
NR JADHAV BUILDING, SANTOSHI MATA ROAD, CHIKALE BAUG,
KALYAN WEST, KALYAN- THANE- MAHARASHTRA- 421301
MOBILE:- 8108433786

SUBJECT: SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002 OF 15 DAYS FOR SALE OF SECURED ASSET PROPERTY MORTGAGED WITH ADITYA BIRLA CAPITAL LIMITED.

REFERENCE: Loan Account No- ABMUMSTS000000658747 and ABMUMSTU000000659301

Sir/ Madam,

It is to be noted that on account of amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the Scheme of Amalgamation dated 11.03.2024 duly recorded in the Order passed by the National Company Law Tribunal - Ahmedabad on 24.03.2025, all legal actions including the possession and sale of the mortgaged property mentioned below, under Rule 9(1) of Security Interest (Enforcement) Rules, 2002 stands transferred to Aditya Birla Capital Limited, the transferee company. Accordingly, this notice is being issued under the by "Aditya Birla Capital Ltd" (hereinafter to be referred as Secured Creditor).

The Secured Creditor is serving upon you the borrowers namely "**M/S RK TRADERS AND VEGETABLE WHOLESALER ITS PROPRIETOR RAJESH HARISHCHANDRA KAMBLE, MR. RAJESH HARISHCHANDRA**

KAMBLE S/O HARISHCHANDRA KAMBLE, MRS. ASHWINI RAJESH KAMBLE W/O RAJESH KAMBLE
the present notice for sale of the Secured Asset being **"ALL THAT PIECE AND PARCEL FLAT NO. 1, ON STILT 1ST FLOOR, ADM. 65.50 SQ. METERS(BUILT-UP AREA), IN THE BUILDING KNOWN AS "SHREE SWAMI KUNJ APARTMENT" CONSTRUCTED ON LAND BEARING S.NO 37/1A/2A +37/B/2, PLOT NO. 12, SITUATED AT GOSAVI NAGAR, LOKHANDE MALA, NASHIK ROAD, VILLAGE- DASAK, DIST- NASHIK** as "Secured Asset" under Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

1. That after availing the aforesaid loans the Borrowers committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
2. That thereafter, a demand notice dated **08-JULY -2024** U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served upon all the Borrowers, however, the Borrowers failed to make the payment of demanded amount i.e **Rs. 84,32,973/- (RUPEES EIGHTY FOUR LAKHS THIRTY TWO THOUSAND NINE HUNDRED AND SEVENTY THREE ONLY)** due as on **04-JULY-24 and 05- JULY -24** within 60 days from the date of the said notice and as such the secured creditor has taken physical possession of the Secured Asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
3. Therefore, in exercise of its right as a secured creditor under the provisions of the SARFAESI Act, 2002 and rules framed thereunder, the secured creditor has decided to put the Secured Asset on sale by way of public auction through E –auction Mode on **10th JUNE 2025** in compliance of provisions of SARFAESI Act, 2002 and rules frame thereunder.
4. Further, please note that in consultation with the Secured Creditor the authorized officer of Secured Creditor has obtained valuation of the Secured Asset from an approved valuer in compliance of Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002 and fixed the reserve price of the Secured Asset as **Rs 19,95,000/- (Rupees Nineteen Lacs and Ninety Five Thousand only)**
5. The inspection of the said secured asset can be done by requesting in advance to Authorized Officer of the Secured Creditor between **11.00 PM to 01.00 PM.** The offers for the said Secured Asset should reach the Office of the undersigned along with Demand Draft/ NEFT / RTGS for As **Rs. 1,99,500/- (Rupees One lac Ninety Nine Thousand and Five Hundred Only)** as Earnest Money Deposit on **09th JUNE 2025** or before 12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall, Goregaon (East) Mumbai 400063.The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of "Aditya Birla Capital Limited".
6. That this sale notice of 15 days, at pre-sale stage, is being given to the Borrowers in compliance Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid Secured Asset shall be put to sale, in whole, by holding public auction through e-auction mode on **"As is where is", "As is what is", and "Whatever there is" basis.**
7. That since the sale of Secured Asset will be effected by holding public auction through e-auction mode, the secured creditor shall cause a public notice as given under Security Interest

(Enforcement) Rules, 2002, which is being published in two leading newspapers including one in vernacular language having wide circulation.

8. This Notice is being given to you the addresses in compliance of Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured asset shall be sold after 15 (Fifteen) clear days from this notice by way of E-Auction for all the above properties on **10th JUNE 2025** or thereafter on some other day through E-Auction. A publication of a public notice for sale of secured asset is also being affected.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://abfl.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> and <https://BidDeal.in>

For Aditya Birla Capital Limited

Apoorva Danthi

(Authorized Officer)

Aditya Birla Capital Limited

12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall,

Goregaon (East) Mumbai 400063

SCHEDULE I

PROPERTY SCHEDULE –1

ALL THAT PIECE AND PARCEL FLAT NO. 1, ON STILT 1ST FLOOR, ADM. 65.50 SQ. METERS(BUILT-UP AREA), IN THE BUILDING KNOWN AS "SHREE SWAMI KUNJ APARTMENT" CONSTRUCTED ON LAND BEARING S.NO 37/1A/2A +37/B/2, PLOT NO. 12, SITUATED AT GOSAVI NAGAR, LOKHANDE MALA, NASHIK ROAD, VILLAGE- DASAK, DIST- NASHIK, AS BOUNDED BY :

NORTH BY	: 6 METER COLONY ROAD
SOUTH BY	: FLAT NO. 02 & STAIRCASE
EAST BY	: PLOT NO.11
WEST BY	: ADJ. HOUSE OF JADHAV

For Aditya Birla Capital Limited

Apoorva Danthi

(Authorized Officer)

Aditya Birla Capital Limited

12th Floor, R Tech Park, Nirlon Complex, Near Hub Mall,

Goregaon (East) Mumbai 400063