

“APPENDIX- IV-A”

[See proviso to Rule 9(1) of Security Interest Enforcement Rules, 2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

On account of the amalgamation between Aditya Birla Finance Limited and Aditya Birla Capital Limited 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 SARFAESI actions initiated by Aditya Birla Finance Limited in relation to the Secured Asset mentioned herein below, stands transferred to Aditya Birla Capital Limited by virtue of Section 230 and 232 of Companies Act, 2013. Accordingly, this notice is being published by Aditya Birla Capital Limited.

E-Auction Sale Notice for Sale of Immovable Asset under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower (s) and Mortgagor (s) that the below described immovable asset mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited (now amalgamated with Aditya Birla Capital Limited), the mortgage property will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on 31.05.2025 for recovery Of **Rs.3,01,12,962.59/- (Rupees Three Crore One Lakh Twelve Thousand Nine Hundred Sixty Two and paise Fifty Nine Only)** by way of outstanding principal, arrears (including accrued late charges) and interest due as on 28.02.2023 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers, Co-Borrowers and Mortgagors namely Vinayak Kulkarni HUF (Through its karta Mr. Vinayak Bhagwan Kulkarni), Natasha Kulkarni, Vandana Kulkarni, Vinayak Kulkarni, Sarika Kulkarni, Ajay Kulkarni (Since Deceased Through Legal Heir Reema Kulkarni) and Sanjay Kulkarni**

The EMD amount along with the reserve price of the immovable asset is given below:

Details of the Immovable Assets	Earnest Money Deposit Amount (in Rs.)	Reserve Price (in Rs.)
Flat No. 301, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071	23,76,502.70	2,37,65,027

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

Date: 13.05.2025

Place: Chembur, Mumbai

Sd/-

Authorised Officer

For **Aditya Birla Capital Limited**