

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

Date: 23.05.2025

To,

- 1. M/S KITCHEN SPICE RESTAURANT
THROUGH ITS PROPRIETOR MR. SANDEEP SUHAS GAWDE,
SHOP NO 6,7,8,9 NAV NEELKANTH PLAZA DOMBIVALI,
BESIDE IDBI BANK MAHATMA PHULE ROAD,
DOMBIVLI EAST, KALYAN, MAHARASHTRA-421202.
MOBILE- 9821888231**
- 2. MR.SANDEEP SUHAS GAWDE,
S/O SUHAS DEORAN GAWDE,
FLAT NO G-301,3RD FLOOR,WING G, GOKULDHAM, DESALE PADA,
NEAR NEW GUARDIAN SCHOOL, DOMBIVALI EAST,
KALYAN, THANE, MAHARASHTRA-421203
MOBILE- 98215553736/ 9821888231
EMAIL ID-SANDEEPGAWDE9@GMAIL.COM**
- 3. SUJATA SUHAS GAWDE,
W/O SUHAS GAWDE,
FLAT NO G-301,3RD FLOOR,WING G, GOKULDHAM, DESALE PADA,
NEAR NEW GUARDIAN SCHOOL, DOMBIVALI EAST,
KALYAN, THANE, MAHARASHTRA-421203
MOBILE- 98215553736.**

**ALSO AT
SUJATA SUHAS GAWDE
ROOM NO-18, NEELKANTH PARK, BUILDING NO-3,
M.KARVE ROAD, NEAR GOKUL BUNGLOW,
DOMBIVLI WEST,KALYAN, VISHNUNAGAR,
THANE, MAHARASHTRA, 421202**

**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- ABMUMSTS000000767937

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 KITCHEN SPICE RESTAURANT (THROUGH ITS PROPRIETOR MR. SANDEEP SUHAS GAWDE), MR.SANDEEP SUHAS GAWDE (S/O SUHAS DEORAN GAWDE) and SUJATA SUHAS GAWDE W/O SUHAS GAWDE"** (hereinafter collectively referred to as the "Borrowers") the present notice for sale of the Secured Asset being - **"FLAT NO . 301, 3RD , WING G, AREA ADMESAURING ABOUT 880 SQ.FT. BUILT-UP AREA, BUILDING KNOWN AS GOKULDHAM" SITUATED AT: SURVEY NO.51, HISSA NO.1 & 2, NEAR NEW GUARDIAN HIGH SCHOOL, LODHA HERTIAGE, DESALE PADA, BHOPAR ROAD, DOMBIVLI EAST, TALUKA, KALYAN DIST, THANE"** 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 **19 -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. 48,74,596/- (RUPEES FORTY EIGHT LAKH SEVENTY FOUR THOUSAND FIVE HUNDRED NINETY SIX ONLY)** due as on **19 -JULY-2024** 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 **INR 29,16,000/- (Rupees Twenty Nine Lacs and Sixteen 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 **INR 2,91,600/- (Rupees Two Lacs and Ninety One Thousand and Six Hundred Only.)** as Earnest Money Deposit on **09- 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 **10- 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

FLAT NO . 301, 3RD , WING G, AREA ADMESAURING ABOUT 880 SQ.FT. BUILT-UP AREA, BUILDING KNOWN AS GOKULDHAM” SITUATED AT: SURVEY NO.51, HISSA NO.1 & 2, NEAR NEW GUARDIAN HIGH SCHOOL, LODHA HERTIAGE, DESALE PADA, BHOPAR ROAD, DOMBIVLI EAST, TALUKA, KALYAN DIST, THANE.

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