

By Speed Post/ Email

Notice under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 20.09.2024

To,

1. Ana Transcom Private Limited (“Borrower/ Mortgagor”)

Through its Directors Sarika Sanjay Kulkarni and Natasha Ajay Kulkarni
501, Shrikant Chambers, A Wing, 5th Floor,
VN Purav Marg, Chembur, Mumbai
Maharashtra- 400071

Also at:

302, 3rd Floor, Usha Kamal,
Near MTNL Telephone Exchange, Chembur Naka,
Chembur East, Mumbai-400071.

Also at:

Plot No. 574, Usha Kamal,
3rd Floor, Behind Telephone Exchange, Chembur Naka,
Chembur, Mumbai-400071.

2. Natasha Kulkarni (“Co-Borrower”)

Flat No- 302, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,
Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

A&A Aristocrat Realty Pvt LTD,
1001, A Wing, MTR Room No. 2,
Jai Savitri CHS, Sai Baba Lane, Vallabhbaug Road,
Ghatkopar, Saibaba Mandir, Mumbai 400075.

Also at:

Plot No. 574, Usha Kamal,
3rd Floor, Behind Telephone Exchange, Chembur Naka,
Chembur, Mumbai-400071.

3. Vandana Kulkarni (“Co-Borrower/ Mortgagor”)

Flat No- 302, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,

Aditya Birla Finance Limited

10th Floor, R-Tech Park, Nirlon Complex, Off Western Express Highway,
Goregaon (East), Mumbai - 400063.

Tel: +91 22 4356 7100 | Toll-free no.: 1800-270-7000

care.finance@adityabirlacapital.com | <https://finance.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603



Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

A&A Aristocrat Realty Pvt LTD,
1001, A Wing, MTR Room No. 2,
Jai Savitri CHS, Sai Baba Lane, Vallabhbaug Road,
Ghatkopar, Saibaba Mandir, Mumbai 400075.

Also at:

Plot No. 574, Usha Kamal,
3rd Floor, Behind Telephone Exchange, Chembur Naka,
Chembur, Mumbai-400071.

4. Vinayak Kulkarni ("Co-Borrower")

Flat No- 302, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,
Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

A&A Aristocrat Realty Pvt LTD,
1001, A Wing, MTR Room No. 2,
Jai Savitri CHS, Sai Baba Lane, Vallabhbaug Road,
Ghatkopar, Saibaba Mandir, Mumbai 400075.

Also at:

Plot No. 574, Usha Kamal,
3rd Floor, Behind Telephone Exchange, Chembur Naka,
Chembur, Mumbai-400071.

5. Sarika Kulkarni ("Co-Borrower")

Flat No- 302, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,
Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

A&A Aristocrat Realty Pvt LTD,
1001, A Wing, MTR Room No. 2,
Jai Savitri CHS, Sai Baba Lane, Vallabhbaug Road,
Ghatkopar, Saibaba Mandir, Mumbai 400075.

Also at:

Plot No. 574, Usha Kamal,

3rd Floor, Behind Telephone Exchange, Chembur Naka,
Chembur, Mumbai-400071.

**6. Ajay Kulkarni since deceased ("Co-Borrower")
Through legal heir**

Reema Kulkarni

Flat No- 302, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,
Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

A&A Aristocrat Realty Pvt LTD,
1001, A Wing, MTR Room No. 2,
Jai Savitri CHS, Sai Baba Lane, Vallabhbaug Road,
Ghatkopar, Saibaba Mandir, Mumbai 400075.

Also at:

Plot No. 574, Usha Kamal,
3rd Floor, Behind Telephone Exchange, Chembur Naka,
Chembur, Mumbai-400071.

7. Sanjay Kulkarni ("Co-Borrower")

Flat No- 302, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,
Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

A&A Aristocrat Realty Pvt LTD,
1001, A Wing, MTR Room No. 2,
Jai Savitri CHS, Sai Baba Lane, Vallabhbaug Road,
Ghatkopar, Saibaba Mandir, Mumbai 400075.

Also at:

Plot No. 574, Usha Kamal,
3rd Floor, Behind Telephone Exchange, Chembur Naka,
Chembur, Mumbai-400071.

.....(hereinafter collectively referred to as '**Borrower/s, Guarantor/s,
Mortgagor/s**')

SUB: Loan A/c No s. MINACS0207101 & HCFMU6LOC00001000600

REF: SALE NOTICE DATED 21.09.2024

Sir/ Madam,

1. This is with reference to the earlier Sale Notice dated 29.06.2024 issued to your good self- giving a notice of 15 days under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of the secured assets i.e.

Property 1:

Flat No. 302, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071

Property 2:

501, Shrikant Chambers, A Wing, 5th Floor, VN Purav Marg Chembur, Mumbai-400071

Hereinafter referred to as **“Secured Assets”**.

2. That after availing the aforesaid loans you the above-named addressees 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).
3. That thereafter, a demand notice dated 10.03.2023 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount i.e. **Rs.4,17,93,959.60/- (Rupees Four Crore Seventeen Lakhs Ninety Three Thousand Nine Hundred Fifty Nine and paise Sixty 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)** within 60 days of the said notice and as such the secured creditor has taken physical possession of the secured assets in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
4. That thereafter, the Authorized Officer has obtained valuation of the secured assets from an approved valuer and in consultation with the secured creditor, had fixed the reserve price of the secured assets as below. The first sale of the secured assets was conducted through online auction i.e. E-Auction which was conducted on 20.06.2024.

| Details of the Immovable Assets | Earnest Money Deposit Amount (in Rs.) | Reserve Price (in Rs.) |
|--|--|-------------------------------|
| Property 1 Flat No. 302, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071 | 42,59,831.46/- | 4,25,98,314.68/- |
| Property 2 501, Shrikant Chambers, A Wing, 5th Floor, VN Purav Marg Chembur, Mumbai-400071 | 8,34,200/- | 83,42,000/- |

However, the said E-Auction failed due to lack of bids.

5. The secured creditor has put up the secured assets on sale for the second time through online auction i.e. E-Auction which was conducted on 19.07.2024 at the Reserve Price the details of which are given below:

| Details of the Immovable Assets | Earnest Money Deposit Amount (in Rs.) | Reserve Price (in Rs.) |
|---|--|-------------------------------|
| Property 1: Flat No. 302, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071 | 38,33,843.3/- | 3,83,38,483/- |
| Property 2: 501, Shrikant Chambers, A Wing, 5th Floor, VN Purav Marg Chembur, Mumbai-400071 | 7,20,000/- | 72,00,000/- |

It is stated that the E-Auction for the Property 1 failed due to lack of bids however, the E-Auction for the Property 2 was successful.

6. The secured creditor has decided to put up the secured asset given below on sale for the third time through online auction i.e. E-Auction to be conducted on 11.10.2024 at the following Reserve Price:

| Details of the Immovable Asset | Earnest Money Deposit Amount (in Rs.) | Reserve Price (in Rs.) |
|---|---------------------------------------|------------------------|
| Flat No. 302, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071 | 34,50,407.2/- | 3,45,04,072/- |

7. The date for inspection of the said secured asset is fixed from **30.09.2024 to 04.10.2024 between 11:00 a.m. to 5:00 p.m.** The offers for the said secured asset should reach the office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit for the amount mentioned in Point 6 herein above on/before **10.10.2024** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
8. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to 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, by holding public auction through e-auction mode on **“As is where is”, “As is what is”, and “Whatever there is”** after 15 clear days from this notice on **11.10.2024**.
9. That since the sale of secured asset will be affected by holding E-Auction, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which shall be published in two leading newspapers on 21.09.2024 including one in vernacular language having wide circulation at Mumbai.
10. The detailed terms and conditions of E-Auction is available on website <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

For Aditya Birla Finance Limited

Anil Aggarwal
(Authorized Officer)

