

By Speed Post/ Email

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

Date: 08.02.2025

To,

- 1. Vinayak Kulkarni HUF ("Borrower")**
A HUF Concern having its Registered Office at:
Flat No- 301, 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.

- 2. Natasha Kulkarni ("Co-Borrower")**
Flat No- 301, 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- 301, 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,
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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



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- 301, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,
Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

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1001, A Wing, MTR Room No. 2,
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Also at:

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

5. Sarika Kulkarni ("Co-Borrower")

Flat No- 301, 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 ("Co-Borrower")

Flat No- 301, 3rd floor, Usha Kamal,
Near MTNL Telephone Exchange,
Chembur Naka, Chembur East,
Mumbai-400071.

Also at:

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Ghatkopar, Saibaba Mandir, Mumbai 400075

Also at:

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

7. Sanjay Kulkarni ("Co-Borrower")

Flat No- 301, 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. MINACS0207201, 80003708 and ABFMU6TER00001003166.

Sir/ Madam,

1. This is with reference to the earlier Sale Notice dated 16.12.2024 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 asset i.e.

Property Detail: -

Flat No. 301, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East,
Mumbai-400071

Hereinafter referred to as "**Secured Asset**".

2. That after availing the aforesaid loans you the above-named addresses 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).

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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. 3,01,12,962.59 (Rupees Three Crore One Lakh Twelve Thousand Nine Hundred and Sixty-Two and paisa 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)** within 60 days 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.
4. That thereafter, the Authorized Officer has obtained valuation of the secured asset from an approved valuer and in consultation with the secured creditor, had fixed the reserve price of the secured asset as 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	43,14,568.53	4,31,45,685.32

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

5. The secured creditor has put up the secured asset 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.)
Flat No. 301, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071	38,83,111.7/-	3,88,31,117 /-

It is stated that the said E-Auction failed due to lack of bids.

6. The secured creditor has put up the secured asset on sale for the third time through online auction i.e. E-Auction which was conducted on 11.10.2024 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.)
Flat No. 301, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071	34,94,856.8/-	3,49,48,568/-

It is stated that the said E-Auction failed due to lack of bids.

7. The secured creditor has put up the secured asset on sale for the fourth time through online auction i.e. E-Auction which was conducted on 07.01.2025 at the Reserve Price, the details of which are given below:

Details of the Immovable Assets	Earnest Money Deposit Amount	Reserve Price (in Rs.)

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	(in Rs.)	
Flat No. 301, 3rd Floor, Usha Kamal, Near MTNL Telephone Exchange Chembur Naka, Chembur East, Mumbai-400071	29,70,628.3	2,97,06,283

It is stated that the said E-Auction failed due to lack of bids.

- The secured creditor has decided that the secured asset may be put to sale again at a Reserve Price, by holding an E-Auction of the secured asset on 25.02.2025 at a Reserve Price of **Rs.2,37,65,027 (Rupees Two Crore Thirty-Seven Lakhs Sixty-Five Thousand and Twenty-Seven Only)** for the said secured asset.
- The date for inspection of the said secured asset is fixed from **17.02.2025 to 21.02.2025 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 for **Rs. 23,76,502.7 (Rupees Twenty-Three Lakhs Seventy-Six Thousand Five Hundred Two and paise Seven Only)** as Earnest Money Deposit herein above on/before **24.02.2025** before 5:00 p.m. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
- 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 **25.02.2025**.
- That since the sale of secured assets 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 has been published in two leading newspapers on 08.02.2025 including one in vernacular language (Free Press Journal and Navshakti) having wide circulation at Mumbai.
- 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

(Authorized Officer)

Aditya Birla Finance Limited

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