

“APPENDIX- IV-A”

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

Sale Notice For Sale of Immovable Property

On account of the 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 SARFAESI actions initiated by Aditya Birla Finance Ltd. in relation to the mortgaged property mentioned in Schedule A below, stands transferred to Aditya Birla Capital Ltd., the amalgamated company.

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) 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 (s) and Guarantor (s) i.e **M/S. SADGURUKRUPA ENTERPRISES THROUGH IT'S UDAY SAKHARAM RAWOOL, UDAY SAKHARAM RAWOOL S/O SAHARAM GOPAL RAWOOL, SUSHILA RAWOOL, DURGADAS SAKHARAM RAWOOL** having Loan A/c no. . **ABTHASTS000000666541** that the below described immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Capital Limited, the mortgage property will be sold on “As is where is”, “As is what is”, and “Whatever there is” basis on **02- July -2025** for recovery as **per Demand Notice 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 dated 19-JUNE-2024 for Rs.38,30,122/- (RUPEES THIRTY EIGHT LAC THIRTY THOUSAND ONE HUNDRED TWENTY TWO-ONLY)** due as on **19-JUNE-2024** and further interest and other expenses thereon till the date of realization of complete Outstanding amount due to the Secured Creditor from above stated Borrowers/co-Borrowers. The Reserve Price will be **Rs. 42,00,000/- (Rupees FORTY TWO LACS Only)**

<u>Property Address</u>	<u>Reserve Price</u>
<u>FLAT NO.104, 1ST FLOOR, ADM. 750 SQ.FT. (BUILT UP AREA) IN THE BUILDING KNOWN AS NAGUBAI APARTMENT 3, CONSTRUCTED ON LAND BEARING S.NO.130, H.NO.2E, SITUATED AT AJADEGAON, AJADE-GOLAVALI, DOMBIVALI (E), VILLAGE AJADE, TAL-KALYAN & DIST. THANE-421 201</u>	<u>Rs. 42,00,000/- (Rupees FORTY TWO LACS Only)</u>
	<u>Rs. 42,00,000/- (Rupees FORTY TWO LACS Only)</u>

for Properties . i.e. **FLAT NO.104, 1ST FLOOR, ADM. 750 SQ.FT. (BUILT UP AREA) IN THE BUILDING KNOWN AS NAGUBAI APARTMENT 3, CONSTRUCTED ON LAND BEARING S.NO.130, H.NO.2E, SITUATED AT AJADEGAON, AJADE-GOLAVALI, DOMBIVALI (E), VILLAGE AJADE, TAL-KALYAN & DIST. THANE-421 201**

And the Earnest Money Deposit will be Rs. 4,20,000/- (Rupees FOUR LACS AND TWENTY THOUSAND Only) to be submitted on or before 1St -July- 2025.

SCHEDULE A-
DESCRIPTION OF IMMOVABLE PROPERTIES IS AS UNDER: -

(FIRST SCHEDULE ABOVE REFERRED TO)

FLAT NO.104, 1ST FLOOR, ADM. 750 SQ.FT. (BUILT UP AREA) IN THE BUILDING KNOWN AS NAGUBAI APARTMENT 3, CONSTRUCTED ON LAND BEARING S.NO.130, H.NO.2E, SITUATED AT AJADEGAON, AJADE-GOLAVALI, DOMBIVALI (E), VILLAGE AJADE, TAL-KALYAN & DIST. THANE-421 201

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> or <https://BidDeal.in>

Date: 24.05.2025

Place: MUMBAI

(Authorized Officer)
(Aditya Birla Capital Limited)