

“APPENDIX- IV-A”

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

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 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 assets mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage properties will be sold through E-Auction on **“As is where is”, “As is what is”, and “Whatever there is”** basis on 19.07.2024 for recovery of **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) and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers, Co-Borrowers and Mortgagors namely Ana Transcom Private Limited (through its directors Sarika Sanjay Kulkarni and Natasha Ajay 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 assets is 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/-

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: 29.06.2024

Place: Chembur, Mumbai

Sd/-

Authorised Officer

For **Aditya Birla Finance Limited**