

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

The undersigned being the Authorized Officer of Aditya Birla Finance Limited (“ABFL”) has taken the physical possession of the immovable property/Secured Asset being “All that piece and parcel of all that the office block situated on the Third-Floor measuring 1661.50 sq. ft equivalent to 154.41 sq. mtrs built up or situate lying at and being premises no. 21, Camac Street, Calcutta together with proportionate undivided share of and in the land comprised in the said premises and staircase and corridors and common area passage and paths as shown and delineated in the plan. Bounded as, On the North: By portion of premises no. 21, Camac Street, Calcutta; On the South: By portion of premises no. 21, Camac Street, Calcutta; On the East: By portion of premises no. 21, Camac Street, Calcutta; On the West: By Camac Street, Calcutta (“Secured Asset”) under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (“SARFAESI Act, 2002”) which stood secured in favor of ABFL towards financial facility availed by the Borrowers/Co-Borrowers namely **M/s. Yash Trading Company, Through Its Proprietor Mr. Vikas Kundra (Borrower) 2. Mr. Vikas Kundra (Guarantor & Mortgagor), and 3. Mrs. Kajal Kundra (Guarantor & Mortgagor)** (hereinafter collectively referred to as “Borrowers”) from ABFL.

The undersigned is enforcing its security interest against the Secured Asset as described hereinabove by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset. The Sale of the said Secured Asset will be effected on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS” and “WHATEVER THEREIS BASIS” on **11th September, 2023** for recovery of outstanding amount to the tune of **Rs.4,59,58,314.18/- (Rupees Four Crore Fifty-Nine Lakhs Fifty-Eight Thousand Three Hundred Fourteen and Paise Eighteen Only)** (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) **due as on 26.04.2021** along with further interest charged thereon due to ABFL from the Borrowers (Note that this outstanding amount does not include TDS Calculation and Pre-Payment Charges, if any and will be added up at the time of final foreclosure). The sale price or reserve price is fixed at **Rs.1,32,00,000/- (Rupees One Crores Thirty-Two Lakhs Only)**. The Immovable

Property/Secured Asset shall be sold through Private Treaty to the Purchaser offering the highest price to the Authorized Officer.

The Borrowers and the public in general are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABFL is now under the process of enforcing its security interest by effecting sale of the said Secured Asset by way of private treaty as prescribed under the provisions of Rule 8 (5)(d) read with Rule 8 (8) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 20th August 2023

For Aditya Birla Finance Limited

Place: Kolkata

Sd/-

Authorized Officer

Mr. Shubham Singh

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