

“APPENDIX- IV-A”

[See proviso to rule 8 (6)]

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 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) 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 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 **23 June 2023** for recovery of **Rs. 15,10,84,283.82/- (Rupees Fifteen Crore Ten Lakhs Eighty-Four Thousand Two Hundred Eighty-Three and Paise Eighty-Two Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) as on **31.01.2020** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **BORROWERS NAMELY, 1. PC DEY AND SON DISTRIBUTORS PRIVATE LIMITED, REPRESENTED BY ITS DIRECTORS (BORROWER) AND GUARANTORS NAMELY 2. MRS. MINU DEY (GUARANTOR), 3. MR. PARESH CHANDRA DEY (GUARANTOR), 4. MR. AMITAVA DEY (GUARANTOR), 5.MRS. SUSHMITA DEY DUTTA (GUARANTOR).**

The Reserve Price will be **Rs. 9,15,00,000/- (Rupees Nine Crores Fifteen Lakhs Only)** and the Earnest Money Deposit will be **Rs. 91,50,000/- (Rupees Ninety-One Lakhs Fifty Thousand Only).**

Description of the Immovable Properties: -

(I) ALL THAT PIECE AND PARCEL OF BASTU LAND MEASURING AN AREA OF 25 (TWENTY FIVE) DECIMALS EQUIVALENT TO 15 (FIFTEEN) COTTACH 02 (TWO) CHITTACKS 20 (TWENTY) SQ.FT. MORE OR LESS OF LAND TOGETHER WITH 4320 SQ.FT. ON THE BASEMENT FLOOR AND 4320 SQ.FT. ON THE GROUND FLOOR AND 4320 SQ.FT. ON THE FIRST FLOOR, TOTAL 12960 SQ.FT. OF STRUCTURE STANDING THEREON APPERTAINING TO R.S. DAG NO. 1252 AND 1252/2709, UNDER R.S. KHATIAN NO. 766, 691 & 692 LYING AND SITUATED AT MOUZA – HABRA, J.L. NO. 72, Re.Su. No. 313, TOUZI NO.– HAL 14, UNDER A.D.S.R.O. AND P.S. – HABRA, WITHIN THE LOCAL LIMIT OF HABRA MUNICIPALITY VIDE WARD NO. 17 (NEW), 14 (OLD), HOLDING NO. 166/199, DESH BANDHU PARK, DISTRICT – NORTH – 24 PARGANAS PIN - 743263)

The said property is butted and bounded in the manner as follows: -

On the North: Land of Eastern Railway

On the South: 40'-00" Jessore Road

On the East: Path at Dag No.1251

On the West: Land of Chitra Prova Nath

(II) ALL THAT PIECE AND PARCEL OF ALL THAT A SELF – CONTAINED VACANT FLOOR AT ENTIRE FIRST FLOOR MEASURING 3017 SQ. FT. BE THE SAME A LITTLE MORE OR LESS BE THE SAME A LITTLE MORE OR LESS (SABEK C.S. DAG NO. 623 UNDER R.S. & L.R. DAG NO. 1427) ALONGWITH PROPORTIONATE SHARE OF COMMON AREAS AND COMMON FACILITIES LYING AND SITUATED AT AND UNDER THE PREMISES AT ALL THAT PIECE AND PARCEL OF LAND MEASURING AN AREA OF 10 DECIMALS, DISTRICT - NORTH 24 PARGANAS, P.S.

A.D.S.R.O AND MUNICIPALITY – HABRA, HOLDING NO. 55, WARD NO. 15, PARGANAS – UKHRA, HAL TOUZI NO. 14 MOUZA – HIJALPUKURIA, J.L. NO. 80, R.S. KHATIAN NO. 539, L.R. KHATIAN NO. 5989 SABEK DAG NO. 623 UNDER R.S. & L.R. DAG NO. 1422 & 1427 AREA OF LAND 10 DECIMALS (UNDER ONLY R.S. & L.R. DAG NO. 1427 PIN - 743263

The said property is butted and bounded in the manner as follows: -

On the North by: R.S & L.R DAG No.1422 & 1427 AND NARAYAN CHANDRA PAUL

On the South by: 10' FEET PUCCA ROAD

On the East by: VENDOR'S VACANT LAND

On the West by: DHIRENDRA NATH MAJUMDER

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: 01.06.2023

Place: Kolkata

Authorised Officer

Aditya Birla Finance Limited

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