



Appendix - IV-A

[Refer proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation 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. 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/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 5<sup>th</sup> December, 2022 for recovery of Rs. 3,85,73,814.35/- (Rupees Three Crores Eighty Five Lakhs Seventy Three Thousands Eight Hundred Fourteen and Thirty Five paise only) due to Aditya Birla Finance Limited, the Secured Creditor, from 1. Garden Towers, Through Its Director (Borrower) 2. Sarkar International (Co- Borrower), 3. Ranjit Sarkar (Guarantor), 4. Saraswati Sarkar (Guarantor) and 5. Bidisha Sarkar (Guarantor). The reserve price will be Rs. 3,63,00,000/- (Rupees Three Crores Sixty Three Lakhs only) and the earnest money deposit will be Rs. 36,30,000/- (Rupees Thirty Six Lakhs Three Thousands only).

Description of the Immovable Property: -

Property A - All That the entire Ground Floor containing a super built-up area of 1450 sq. ft be the same a little more or less together with the undivided 1/3rd part or share in the land comprised in all that piece and parcel of land hereditaments and premises containing by estimation an area of 3 (three) Cottahs 11 (eleven) Chittacks and 36 (thirty-six) Sq. Ft be the same a little more or less situate lying at and being premises no. 31/B, South End park (formerly a portion of Premises No. 34, Gariahat Road), Kolkata -700029, in Mouza Dhakuria Thana Lake, Ward No. 90, Touzi Nos. 230/2 and 230, Sub-Registry Office Alipore, in the District of 24 Parganas (South) and being recorded as Plot no. 13, Scheme No. V in the record of Hindusthan Co-operative Insurance Society Limited and together with the undivided 1/3rd part or share in the common area, common portions, common facilities and amenities of the said building.

The property is butted and bounded in the following manner:

On the North: By 31A, South End Park, Calcutta and Common Passages

On the East: By Premises No. 32, South End Park, Calcutta

On the South: By Premises No. 60, Lake Road, Calcutta

On the West: By Premises No. 30/C, South End Park, Calcutta

Property B - All That the entire First Floor containing an area of 1525 Sq. ft. be the same a little more or less together with the undivided 1/3<sup>rd</sup> part of share in the land comprised in all that piece and parcel of land hereditaments and premises containing by estimation an area of 3 (three) Cottahs 11 (eleven) Chittacks and 36 (thirty-six) sq. ft. be the same a little more or less situate lying at and being premises no. 31/B, South End Park (formerly a portion of Premises No. 34, Gariahat Road), Kolkata -700029,

Aditya Birla Finance Limited

24, Camac Square, Camac Street, Kolkata - 700016.

Toll-free number 1800-270-7000

care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

ADITYA BIRLA FINANCE LTD.

*R. S. Singh*  
AUTHORISED OFFICER

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat - 362 266.

CIN: U65990GJ1991PLC064603



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# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



# ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

in Mouza Dhakuria Thana Lake, Ward No. 90, Touzi Nos. 230/2 and 230, Sub-Registry Office Alipore, in the District of 24 Parganas (South) and being recorded as Plot no. 13 of Scheme No. V in the record of Hindusthan Co-operative Insurance Society Limited and together with the undivided 1/3rd part or share in the common area, common portions, common facilities and amenities of the said building.

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**Property C** - All That the Flat and or Apartment on the Second Floor of the building containing an area of 226.40 sq. ft be the same a little more or less and the roof there above along with ALL THAT open terrace on the Second Floor of the building containing by estimation an area of 1300 sq. ft. be the same a little more or less situate lying at and being all that piece and parcel of land hereditaments and premises containing by estimation an area of 3 (three) Cottahs 11 (eleven) Chittacks and 36 (thirty-six) Sq. ft. be the same a little more or less situate lying at and being premises no. 31/B, South End park (formerly a portion of premises no. 34, Gariahat Road), Kolkata -700029, in Mouja Dhakuria Thana Lake, Ward No. 90, Touzi Nos. 230/2 and 230, Sub-Registry Office Alipore, in the District of 24 Parganas (South) and being recorded as Plot no. 13 of Scheme No. V in the record of Hindusthan Co-operative Insurance Society Limited.

The property is butted and bounded in the following manner:

On the North: By 31A, South End Park, Calcutta and Common Passages

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On the West: By Premises No. 30/C, South End Park, Calcutta

For detailed terms and conditions of the sale, please refer to the link provided in the website of Aditya Birla Finance Limited i.e. [www.adityabirlafinance.com](http://www.adityabirlafinance.com) or <https://sarfaesi.auctiontiger.net>

Date: 2/11/2022

Place: Kolkata

ADITYA BIRLA FINANCE LTD.

*Richa Singh*  
Authorised Officer  
AUTHORISED OFFICER  
Aditya Birla Finance Limited

## Aditya Birla Finance Limited

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