



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) 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 **December 16th, 2022** for recovery of Rs. 6,53,69,636.42/- (Rupees Six Crores Fifty-Three Lakhs Sixty-Nine Thousand Six Hundred and Thirty-Six and Forty-Two Paise only) being Rs. 4,99,33,490.12/- (Rupees Four Crores Ninety-Nine Lakhs Thirty-Three Thousand Four Hundred and Ninety and Twelve Paise Only) due to Aditya Birla Finance Limited, the Secured Creditor, from 1. M/s. Resolution Enterprises, Through Its Partners (Borrower) 2. Mr. Shrirup Roy Choudhary (Co-Borrower), 3. Sharmistha Roy Choudhury (Co-Borrower) and 4. Sarlasons Imprex India Private Limited (Co-Borrower & Mortgagor) and Rs. 1,54,36,146.30/- (Rupees One Crore Fifty-Four Lakhs Thirty-Six Thousand One Hundred Forty-Six and Thirty Paise only) due to Aditya Birla Finance Limited, the Secured Creditor, from 1. Sarlasons Imprex India Private Limited (Borrower & Mortgagor) 2. Mr. Shrirup Roy Choudhary (Co-Borrower), 3. Sharmistha Roy Choudhury (Co-Borrower) and 4. M/s. Resolution Enterprises, Through Its Partners (Co-Borrower). The reserve price will be Rs. 6,09,75,000/- (Rupees Six Crores Nine Lakhs Seventy Five Thousand only) and the earnest money deposit will be Rs. 60,97,500/- (Rupees Sixty Lakhs Ninety Seven Thousand Five Hundred only).

Description of the Immovable Property: -

ALL THAT PIECE AND PARCEL of Subject Property i.e. the Entire First Floor of freehold property bearing Plot No. C- 4/1, situated in the lay out plan of Vasant Vihar of the Government Servants' Co-operative House Building Society Ltd. Known as Vasant Vihar, New Delhi – 110057 measuring 400 Sq. Yds. alongwith the facilities for (a) parking space for two cars only & (b) one servant room with common WC cum bath, on the Stilt Parking Level/ Floor, together with fixtures, fittings, separate electricity and water connections, as well as common rights to use only the common entrance, common passage and common staircase and the other common facilities/ amenities, lift provided therein, along with one independent underground water tank on the Ground level and one independent overhead water tank on the Terrace level, common rights to access and use the services on the terrace floor with all rights, title, interest, privileges, easement and appurtenances attached thereto, alongwith proportionate, undivided, indivisible and impartible freehold rights in the said plot within the local limits of P.S. Vasant Vihar (hereinafter called the "Subject Property").

North: Street No. C -4 (30' wide)

South: 15' wide service road

East: Street No. C – 3 (45' wide)

West: Plot No. 2 (two)

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 or <https://sarfaesi.auctiontiger.net>

Date: 29/11/2022

Place: Kolkata

ADITYA BIRLA FINANCE LTD.

Authorised Officer

Aditya Birla Finance Limited