

**“APPENDIX- IV-A”**

[See proviso to rule 8(6) 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 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 property will be sold through E-Auction on “As is where is”, “As is what is”, and “Whatever there is” basis on **24<sup>th</sup> January 2024 for recovery of Rs. 6,34,03,398.01/- (Rupees Six Crores Thirty-Four Lakhs Three Thousand Three Hundred Ninety-Eight and One Paise Only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* as on **26.05.2021** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely, 1. BIJAYA DRUMS PVT LTD, THROUGH ITS DIRECTOR (Borrower), 2. DIPTA SHANKHA CHAKRABORTY (GUARANTOR) 3. RUDRA SHANKHA CHAKRABORTY (GUARANTOR) 4. SHANTI CHAKRABORTY (GUARANTOR), 5. MILAN CHAKRABORTY (GUARANTOR) and 6. CHANDRANI CHAKRABORTY (GUARANTOR).**

The reserve price will be **Rs.2,13,23,189/- (Rupees Two Crores Thirteen Lakhs Twenty-Three Thousand One Hundred Eighty Nine Only)** and the earnest money deposit will be **Rs. 21,32,318.90/- (Rupees Twenty-One Lakhs Thirty Two Thousand Three Hundred Eighteen and Ninety Paise Only).**

**Description of the immovable property:**

ALL THAT piece and parcel of residential land measuring about 31 decimals lying and situated at Udayrajpur, Madhyamgram, Dag No. 240, Khatian No. 484, JL No. 43, Mouza – Udayrajpur, P.S. Barasat, under Madhyamgram Municipality, Ward No. 9, Kolkata 700 129 in the district of North 24 Parganas alongside structure standing thereon. The property is butted and bounded by the North: Road, South: Others Property, East: 2 Storied building, West: Others Property. Mortgaged Property stands in the name of Smt. Shanti Chakraborty W/o. Lt Sukumar Chakraborty and the being Registered Deed No. I-6222 for the year 1991 at the office of the ADSR- Barasat, North 24 Parganas, WB.

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: 2<sup>nd</sup> January, 2024  
Place: Kolkata

Authorized Officer  
Sd/-  
Aditya Birla Finance Limited  
Contact No. 7596946467