

APPENDIX - IV-A

**See proviso to rule 8 (6) r/w proviso to rule 9(1) of The Security Interest
(Enforcement) Rules, 2002**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) and proviso to Rule 9 (1) 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 properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the **Authorized 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 **28th February, 2024 for the recovery of Rs.3,68,53,174/- (Rupees Three Crore Sixty-Eight Lakhs Fifty-Three Thousand One Hundred Seventy Four only)** as on 31-05-2022 *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due to Aditya Birla Finance Limited, the Secured Creditor from **1. KASHIF HASAN (Borrower), 2. NUZHAT JAHAN (GUARANTOR)**, and for the recovery of further sum of **Rs.1,37,63,270.31/- (Rupees One Crore Thirty-Seven Lakhs Sixty-Three Thousand Two Hundred Seventy and Paise Thirty-One only)** as on 30-05-2022 *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due to Aditya Birla Finance Limited, the Secured Creditor from **1. M/S EXOTIC LEATHERS (Borrower) THROUGH ITS PROPRIETOR KASHIF HASAN, 2. NUZHAT JAHAN (GUARANTOR)**.

The Reserve Price of the Secured Asset being immovable property will be Rs.3,03,34,500/- (Rupees Three Crores Three Lakhs Thirty-Four Thousand Five Hundred only) and the Earnest Money Deposit will be Rs.30,33,450/- (Rupees Thirty Lakhs Thirty-Three Thousand Four Hundred Fifty Only).

Description of the Immovable Property: -

ALL THAT PIECE AND PARCEL OF THE Office Spaces being Office Space nos. 602, 603 & 604 containing by measurement super built up area of 2247 sq. ft, be the same a little more or less, on the Sixth floor of the building named "KRISHNA" (26 years old) lying situate at or upon the leasehold land of the said Premises being municipal premises no. 224A, Acharya Jagadish Chandra Bose Road, Kolkata - 700017 TOGETHER WITH proportionate, undivided, impartible share in the leasehold land of the said Premises attributable to the said office spaces being a piece and parcel of leasehold land measuring about 1 Bigha 7 Cottahs, be the same a little more or less, being municipal premises No. 224A, Jagdish Chandra Bose Road, Kolkata- 700017 (portion of previous municipal premises No. 224, 224/1, Acharya Jagdish Chandra Bose Road and portion of premises No. 68, Ballygunge Circular Road) under Municipal Ward No. 69 within the limits of Kolkata Municipal Corporation under Police Station Karaya in the district of South 24 Parganas (Bechagan to Mintu Park on road) ALONG WITH common rights in the common areas and facilities/amenities of the said building and the said Premises and the properties

appurtenant thereto for beneficial use and enjoyment of the aforesaid office spaces. The said premise is butted and bounded as follows:

On the North: By Acharya Jagadish Chandra Road

On the South: By Annapurna Apartment

On the West: By Ballygunge Circular Road

On the East: By partly by 224, Acharya Jagadish Chandra Bose Road and partly Chapel being 224/1, Acharya Jagadish Chandra Bose Road.

For detailed terms and conditions of the sale, please refer to the link provided on the website of Aditya Birla Finance Limited i.e., <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 6th February, 2024

Place: Kolkata

Authorized Officer

Aditya Birla Finance Limited
Contact No. 9503198114