

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**  
**[See proviso to rule 8(6)]**  
**(Appendix IV-A)**

E-Auction Sale Notice for Sale of Immovable Asset(s) 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.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below listed immovable properties ["Secured Asset(s)] mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of Aditya Birla Finance Limited ("Secured Creditor"), will be sold on "As is where is", "As is what is", and "Whatever there is" on **11.02.2025** for recovery of **Rs.67,81,490.56/- (Rupees Sixty-Seven Lakhs Eighty-One Thousand Four Hundred Ninety and Paise Fifty-Six only)** as on **05.06.2024**, due to the Aditya Birla Finance Limited, secured creditor from **Borrowers** namely as **1) M/s ILLUSION (Borrower), a proprietorship firm being represented through its proprietor; 2. Mr. Amit Kumar Dutta (Co-Borrower), Son of Sri Ratan Bikash Dutta; 3) Mrs. Susmita Dutta (Co-Borrower), wife of Sri Amit Kumar Dutta; 4) Mrs. Uttama Dutta (Co-Borrower & Mortgagor), Wife of Sri Ratan Bikash Dutta**

The Reserve Price for the sale of the immovable property (more fully described in the schedule below) is fixed for Flat 3B (more fully described in schedule hereinafter) is **Rs.38,35,600/-(Rupees Thirty-Eight Lakhs Thirty-Five Thousand Six Hundred only)** whereas reserved price for Flat No. 3D (more fully described in schedule hereinafter) is **Rs.41,80,000/- (Rupees Forty-One Lakh Eighty Thousand Only)**. Henceforth, the aggregated Reserve Price fixed for both the properties is **Rs. 80,15,600/- (Rupees Eighty Lakhs Fifteen Thousand Six Hundred only)**.

**Description of the Property along with the any Encumbrances Known,**

**S C H E D U L E**

**(Description of Secured Assets)**

**ALL THAT** the Unit in or portion of the **New Building being Unit No. 3-B and 3-D** containing a Super built-up area of **818 & 900** Square Feet more or less aggregating to a composite area of **1718 sq.ft** on a portion of the **THIRD FLOOR** in the New Building at the said premises and shown in the plan annexed thereto duly bordered in **‘RED** thereon **TOGETHER WITH Two Open Car Parking Spaces on the ground floor of the said premises and shown in the plan annexed thereto duly bordered in “GREEN”** thereon **TOGETHER WITH** proportionate undivided and un demarcated indivisible impartible share in the Common Areas and Installations mentioned and described and mentioned in the **Third Schedule** thereunder written attributable to the said Unit **AND TOGETHER WITH** proportionate undivided un demarcated indivisible impartible share in the land comprised in the said premises no. 3217, Nayabad, Kolkata – 700094 situated in **ALL THAT PIECE AND PARCEL** of a land measuring more or less 07 Kattahs 07 Chittaks 25 Square feet of comprising in R.S Dag No. – 191 under R.S Khatian No. 131, R.S No. – 3, J.L No. – 25, Touzi No – 56 in Mouza – Nayabad, P.S – Purba, Jadavpur, District – 24 Parganas (South), now known as Premises No – 3217, Nayabad, Kolkata – 700094, within the limits of Kolkata Municipal Corporation Ward No. 109 with all easement rights, privileges, advantages and benefits attached therein and thereto which is more specifically delineated in the sketch map or plan marked with RED Border lines thereto which forms a part of the deed Sale Deed No. I-01267/17 dated 06.03.2017) *registered with the office of ARA – I Kolkata* and butted and bounded as follows:-

**NORTH** – 30 Ft. Wide Road,  
**SOUTH** – 30 Ft. Wide Road,  
**EAST** – 30 Ft. Wide Road,  
**WEST** – Land of Others}

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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>. The date of inspection of all movables lying at the secured immovable property will be 10.02.2025.

**Date :- 07.01.2025**

**Aditya Birla Finance Limited**

**Place:- Kolkata**

**Authorised Officer**