

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[See proviso to rule 8(6)]

(Appendix IV-A)

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 (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/Charged to the Secured Creditor, the physical possession of which has been taken by the Authorized 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 **28.03.2025** for recovery of **Rs. 19,93,02,948.04/- (Rupees Nineteen Crore Ninety-Three Lakhs Two Thousand Nine Hundred Forty- Eight and Four Paise only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due as on **10.10.2024** and further interest and other expenses thereon till the date of realization due to the **Aditya Birla Finance Limited** Secured Creditor from **BORROWERS NAMELY, 1. PC DEY AND SON DISTRIBUTORS PRIVATE LIMITED (BORROWER), REPRESENTED BY ITS DIRECTORS 2. MRS. MINU DEY (GUARANTOR), 3. MR. PARESH CHANDRA DEY (GUARANTOR), 4. MR. AMITAVA DEY (GUARANTOR), 5.MRS. SUSHMITA DEY DUTTA (GUARANTOR)**. The Reserve Price will be **Rs. 51,00,000/- (Rupees Fifty-One Lakhs Only)** and the Earnest Money Deposit will be **Rs. 5,10,000/- (Rupees Five Lakhs Ten Thousand Only)**.

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL OF ALL THAT A SELF – CONTAINED VACANT FLOOR AT ENTIRE FIRST FLOOR MEASURING 3017 SQ. FT. BE THE SAME A LITTLE MORE OR LESS BE THE SAME A LITTLE MORE OR LESS (SABEK C.S. DAG NO. 623 UNDER R.S. & L.R. DAG NO. 1427) ALONGWITH PROPORTIONATE SHARE OF COMMON AREAS AND COMMON FACILITIES LYING AND SITUATED AT AND UNDER THE PREMISES AT ALL THAT PIECE AND PARCEL OF LAND MEASURING AN AREA OF **10 DECIMALS, DISTRICT - NORTH 24 PARGANAS, P.S. A.D.S.R.O AND MUNICIPALITY – HABRA, HOLDING NO. 55, WARD NO. 15, PARGANAS – UKHRA, HAL TOUZI NO. 14 MOUZA – HIJALPUKURIA, J.L. NO. 80, R.S. KHATIAN NO. 539, L.R. KHATIAN NO. 5989 SABEK DAG NO. 623 UNDER R.S. & L.R. DAG NO. 1422 & 1427 AREA OF LAND 10 DECIMALS (UNDER ONLY R.S. & L.R. DAG NO. 1427 PIN – 743263.**

The said property is butted and bounded in the manner as follows: -

On the North by: R.S & L.R DAG No.1422 & 1427 AND NARAYAN CHANDRA PAUL

On the South by: 10' FEET PUCCA ROAD

On the East by: VENDOR'S VACANT LAND

On the West by: DHIRENDRA NATH MAJUMDER

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>

Known encumbrance: S.A. No. 955 of 2023 under Section 17 of the SARFAESI Act, 2002 pending before the Learned Debts Recovery Tribunal- III, Kolkata.

Date: **12.03.2025**

Place: KOLKATA (HABRA, W.B)

Authorized Officer
Aditya Birla Finance Limited