

APPENDIX - IV-A

[See proviso to rule 9 (1) 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 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 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 **3rd July 2023** for recovery of **Rs. 3,85,73,814.35/-** (Rupees Three Crores Eighty-Five Lakhs Seventy-Three Thousand Eight Hundred Fourteen and Thirty-Five Paise Only) (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) as on **06.12.2021** due to Aditya Birla Finance Limited, the Secured Creditor, from **1. Garden Towers Private Limited, Through its Directors (Borrower), 2. Sarkar International (Co-Borrower), 3. Ranjit Sarkar (Guarantor), 4. Saraswati Sarkar (Guarantor) and 5. Bidisha Sarkar (Guarantor).**

The Reserve Price will be Rs.2,64,62,700/- (Rupees Two Crores Sixty-Four Lakhs Sixty-Two Thousand Seven Hundred Only) and the Earnest Money Deposit will be Rs. Rs.26,46,270/- (Rupees Twenty-Six Lakhs Forty-Six Thousand Two Hundred Seventy Only).

Description of the Immovable Properties: -

- I. Property (1)- ALL THAT the entire ground floor containing a super built up area of 1450 sq. ft. be the same a little more or less together with undivided 1/3rd part or share in the land comprised in all that piece and parcel of land hereditaments and premises containing by estimation an area of 3 (three) Cottahs 11 (eleven) Chittacks and 36 (thirty six) Sq. Ft. be the same a little more or less situate lying at and being Premises No. 31/B, South End Park (formerly a portion of Premises No. 34, Gariahat Road), Kolkata – 700029, in Mouja Dhakuria Thana Lake, Ward No. 90, Touji Nos. 230/2 and 230, Sub-Registry Office Alipore, in the District of 24-Parganas (South) and being**

recorded as Plot No. 13, Scheme No. V in the record of Hindusthan Co-operative Insurance Society and together with the undivided 1/3rd part or share in the common areas, common portions, common facilities and amenities of the said building, and butted and bounded as follows:

On the North: By 31A, South End Park, Calcutta and the Common Passages;

On the East: Premises No. 32, South End Park, Calcutta;

On the South: By Premises No. 60, Lake Road, Calcutta;

On the West: By Premises No. 30/C, South End Park, Calcutta.

II. Property (2)- ALL THAT the entire first floor containing an area of 1525 Sq. ft. be the same a little more or less together with the undivided 1/3rd part or share in the land comprised in all that piece and parcel of land hereditaments and premises containing by estimation an area of 3 (three) Cottahs 11 (eleven) Chittacks and 36 (thirty six) Sq. Ft. be the same a little more or less situate lying and being Premises No. 31/B, South End Park (formerly a portion of Premises No. 34, Gariahat Road) Calcutta, Kolkata - 700029, in Mouja Dhakuria Thana Lake, Touji Nos. 230/2 and 230, Sub-Registry Office Alipore, in the District of 24 Parganas and being recorded as Plot No. 13 of Scheme No. V in the record of Hindusthan Co-operative Insurance Society Limited and together with the undivided 1/3rd part or share in the common areas, common portions, common facilities and amenities of the said building, and butted and bounded as follows:

On the North: By 31A, South End Park, Calcutta and the Common Passages;

On the East: Premises No. 32, South End Park, Calcutta;

On the South: By Premises No. 60, Lake Road, Calcutta;

On the West: By Premises No. 30/C, South End Park, Calcutta.

III. Property (3) - All that the flat and/or apartment on the second floor of the building containing an area of 226.40 sq. ft. be the same a little more or less and the roof thereabove alongwith ALL THAT open terrace on the second floor

of the building containing by estimation an area of 1300 sq. ft. be the same a little more or less situate lying at and being all that piece and parcel of land hereditaments and premises containing by estimation an area of 3 (three) Cottahs 11 (eleven) Chittacks and 36 (thirty six) Sq. Ft. be the same a little more or less situate at lying at and being Premises No. 31/B, South End Park (formerly a portion of Premises No. 34, Gariahat Road) Calcutta, Kolkata – 700029, in Mouja Dhakuria Thana Lake, Touji Nos. 230/2 and 230, Sub-Registry Office Alipore, in the District of 24 Parganas and being recorded as Plot No. 13 of Scheme No. V in the record of Hindusthan Co-operative Insurance Society Limited, and butted and bounded as follows:

On the North: By 31A, South End Park, Calcutta and the Common Passages;

On the East: Premises No. 32, South End Park, Calcutta;

On the South: By Premises No. 60, Lake Road, Calcutta;

On the West: By Premises No. 30/C, South End Park, Calcutta.

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: **09th June 2023**

Place: Kolkata

Authorised Officer

Aditya Birla Finance Limited

Contact No. 7596946467