

APPENDIX - IV-A

[Refer proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 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) & Co-Borrower(s) that the below-described immovable property mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the **Authorised 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 **26th June 2023** for recovery of **Rs. 24,97,11,863.75/- (Rupees Twenty-Four Crores Ninety-Seven Lakhs Eleven Thousand Eight Hundred Sixty-Three and Seventy-Five Paisa Only)** as on 18.10.2022 and interest thereon (*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. Shomuk Engineering & Consultancy Services (SEC), (Borrower) Through its Proprietor Mr. Aniruddha Banerjee, 2. Shomuk Consultancy Services Private Limited (Co- Borrower), 3. Mr. Aniruddha Banerjee (Co- Borrower) 4. Mrs. Subharthi Banerjee (Co- Borrower)**

The reserve price of Immovable Property i.e., Land and Building will be **Rs. 5,51,40,000 /- (Rupees Five Crores Fifty-One Lakhs Forty Thousand Only)** and the earnest money deposit will be **Rs. 55,14,000 /- (Rupees Fifty-Five Lakhs Fourteen Thousand Only).**

Description of the Immovable Property: -

ALL THAT the said Flats being residential flat No. 301 on the entire 3rd floor No. 401 on the entire 4th floor of the said Building having an aggregate super built up area of 3820 sq. ft. alongwith two servant rooms (each measuring 65 square feet more or less) on the ground floor and three covered car parking spaces on the ground floor of the said Building constructed on the land comprised in the property being 6E, Keyatala Road, Police Station – Lake, Kolkata – 700029, **ALONGWITH** undivided variable impartible proportionate part or share of land attributable to the said Flats in the land comprised in the said Property **AND** right, title and interest in the front portion comprising of 700 square feet more or less of the rood on the top most storey of the said building, **AND** common parts/

areas, facilities and amenities and other benefits and privileges and advantages in common to be conferred or granted or provided in the said Building in common with other co-owners and/or occupiers of other flats/areas/portions/units in the said Building (entitled, permitted or authorized to a similar right as of the Purchasers),. The said premise being 6E, Keyatala Road – 700029 butted and bounded by –

On the North – By Premises No. 5/1 M, Keyatala Road

On the East – By Keyetala Road, (30 feet wide)

On the West – By Premises No. 6D, Keyatala Road; and

On the South – By 15’ wide common passage.

For detailed terms and conditions of the sale, please refer to the link provided in the website of Secured Creditor’s 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: 17th May 2023

Place: Kolkata

Authorised Officer
Aditya Birla Finance Limited

Contact No. 7596946467