

“APPENDIX- IV-A”

[See proviso to rule 8(6) Security Interest (Enforcement) Rules, 2002]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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) 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 to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through E-Auction on “As is where is”, “As is what is”, and “Whatever there is” basis on **27th December, 2023 for recovery of Rs. 6,34,03,398.01/- (Rupees Six Crores Thirty-Four Lakhs Three Thousand Three Hundred Ninety-Eight and One Paise Only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* as on **26.05.2021** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely, 1. BIJAYA DRUMS PVT LTD, THROUGH ITS DIRECTOR (Borrower), 2. DIPTA SHANKHA CHAKRABORTY (GUARANTOR) 3. RUDRA SHANKHA CHAKRABORTY (GUARANTOR) 4. SHANTI CHAKRABORTY (GUARANTOR), 5. MILAN CHAKRABORTY (GUARANTOR) and 6. CHANDRANI CHAKRABORTY (GUARANTOR).**

The reserve price will be **Rs. 80,37,000/- (Rupees Eighty Lakhs Thirty Seven Thousand Only)** and the earnest money deposit will be **Rs.8,03,700/- (Rupees Eight Lakhs Three Thousand Seven Hundred Only).**

Description of the Immovable Property

ALL THAT piece and parcel of ALL THAT the flat /covered space being Unit No. 201, on the northern side of the Second Floor of Block ‘E’ of the New Buildings, having a total Super Built Area of 1666 (One Thousand Six Hundred and Sixty Six) Square Feet, more or less , delineated on the map annexed hereto, marked “B” and bordered “GREEN” thereon and (Part – II) – (The Parking Space) ALL THAT the parking space being No. RG-16, for parking of one(1) medium sized motor car in the Ground Floor of the New Buildings, delineated on the map annexed hereto, marked “C” and bordered “GREEN” thereon and delineated lying and situated at ALL THAT the piece and parcel

of land having an area measuring 136.25 Decimal equivalent eighty two(82) Cottahs, six(6) Chittacks and forty one(41) Square Feet, more or less out of which 94.25 Decimal of land contained in Mouza Atghora, L.R. Dag no. 408(P), 409(P), 411, 413, 414,415,416,417(P) and 418 comprised in L.R. Khatian No. 932 and 645, J.L. No. 10, R.S. No. 133, Touzi No. 172 and 42 Decimal of land contained in Mouza Dasadrone, L.R. 437/1, J.L. No. 4, R.S. No. 150, Touzi no. 2998 all within the limit of Rajarhat Gopalpur Municipality, Police Station Rajarhat, District North 24 Parganas under Additional District Sub-Registrar office at Biddhannagar, Salt Lake City (“Residential Property”) and butted and bounded as follows:

On the North: by the land contained in L.R. Dag No. 419, 420, 421 and 424

On the East: By Rajarhat Road

On the South: by the land contained in L.R. Dag No. 408, 409, 411 and 413

On the West: By the common passage, Mouza Dasadrone

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>

Date: 7th December, 2023

Place: Kolkata

Authorized Officer

Sd/-

Aditya Birla Finance Limited

Contact No. 7596946467