

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

SALE NOTICE OF IMMOVEABLE SECURED ASSETS UNDER RULE 8(6) & RULE 9(1) OF THE SECURITY INTEREST
(ENFORCEMENT) RULES, 2002

THROUGH REGD. AD POST/ COURIER/E-MAIL

Date: 20th January, 2022

To

1. Garden Towers Pvt. Ltd. (Borrower)
2. Sarkar International (Co- Borrower)
3. Ranjit Sarkar (Guarantor)
4. Saraswati Sarkar (Guarantor)
5. Bidisha Sarkar (Guarantor)

At:

31 B, South End Park,
Kolkata – 700029.

Also at:

431, Jodhpurpark, N1,
Beside Bata Shop, Kolkata – 700068.

Also at:

1/ 431, Gariahat Road,
South Jodhpur Park, Kolkata – 700068.

Also at:

29 A, Tower 3, 373 Prince Anwar Shah Road,
Near South City Mall, Kolkata – 700068.

SUB: SALE NOTICE OF 30 DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("The SARFAESI Act, 2002") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("The SARFAESI Rules").

ADITYA BIRLA FINANCE LTD.


AUTHORISED OFFICER

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)

Room No. 401, Camac Square, 4th Floor, 24, Camac Street, Kolkata - 700016.

Toll-free number 1800-270-7000

care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat - 362 266.

CIN: U65990GJ1991PLC064603



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Dear Sir(s)

You are aware that pursuant to an application made by **Aditya Birla Finance Limited** (hereinafter called as "**ABFL**"), having its office At Room No. 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata – 700 016, under Section 14 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as "**the said Act**"), the Learned District Magistrate, South 24 Parganas at Alipore passed an order dated June 7, 2022, directing to take Physical Possession of immovable properties being

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-Parganàs (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.

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 commpn areas, common portions, common facilities and amenities of the said building, and butted and bounded as follows:

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AUTHORIZED OFFICER

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Toll-free number 1800-270-7000

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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.

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 there above along with 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.

Pursuant to the said order dated 07 June, 2022, Physical Possession of the said immovable properties was taken over by the Ld. Executive Magistrate as directed by the Learned District Magistrate and handed over to the Authorised Officer of ABFL.

You are further aware that the undersigned, for and on behalf of Aditya Birla Finance Limited is now in Physical Possession of the said immovable properties in furtherance of the secured debt due and payable by the borrowers and the guarantors to the tune of Rs. 3,85,73,814.35/- (Rupees Three Crores Eighty Five Lakhs Seventy Three Thousand Eight Hundred Fourteen and Thirty Five Paise Only) as stated in the notice dated 14 November 2019 issued under Section 13(2) of the SARFAESI Act, subject to credits received by ABFL.

You are also aware that under Section 13(4)(a) of the said Act read with Rule 8(5) of Security Interest (Enforcement) Rules, 2002, the undersigned is entitled to sell the said properties by inviting tenders from public or by holding Public Auction or by Private treaty or Public E-Auction.

ADITYA BIRLA FINANCE LTD.

[Signature]
AUTHORISED OFFICER

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Now, please take notice that the said properties will be sold by the undersigned by Public E-Auction on **27th February, 2023** at the web portal <https://sarfaesi.auctiontiger.net> from 11:00 A.M. to 5:00 P.M. with unlimited extensions of 5 Minutes each.

The date for inspection of the said immovable properties is fixed on **24th February 2023 between 11:00 A.M. to 4:00 P.M.**

The Reserve Price in respect of the sale of the said immovable properties shall be Rs. 3,63,00,000 (Rupees Three Crores Six Three Lakhs Only). Bids are invited by the public in general as per the procedure and the terms and conditions stated below:

- (1) The Earnest Money Deposit (EMD) is payable through Demand Draft/Pay Order for Rs. **36,30,000 (Rupees Thirty Six Lakhs Thirty Thousand Only)** of the said immovable properties by 04:00 P.M. on **25th February 2023** at Room No. 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata – 700 016, failing which intending bidders shall not be allowed to participate in the Public E-Auction.
- (2) The Demand Draft/Pay Order should be drawn in favor of ABFL.
- (3) The above amount shall be refunded to the unsuccessful bidders.
- (4) On every sale of immovable property, the purchaser shall immediately, i.e. on the same day or not later than the next working day, as the case may be, pay a deposit of 25% of the amount of the sale price, which is inclusive of the earnest money deposited to the Authorized Officer and in default of such deposit, the property shall be sold again.
- (5) The Balance amount of the purchase price payable shall be paid by the purchaser to the Authorized Officer on or before the fifteenth day of confirmation of sale of the said immovable property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor.
- (6) The sale of the said property is strictly on "As is where is", "As is what is" and "Whatever there is" basis. ABFL reserves its right to reject any offer without assigning any reasons.

We hereby give you notice of **Thirty days (30 days)** that the sale of the secured asset/s on the terms mentioned hereinabove shall be effected on **27 February 2023** at <https://sarfaesi.auctiontiger.net> at 11:00 A.M. onwards.

Please treat this as notice under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002 (54 of 2002) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Yours truly

For Aditya Birla Finance Limited

ADITYA BIRLA FINANCE LTD.

Authorized Officer

AUTHORIZED OFFICER

EW316535341IN IVR:698731653534
SP PARK STREET HD <700016>
Counter No:3,21/01/2023,14:39
To:GARDEN TOWERS PVT LTD.,
PIN:700029, Sarat Bose Road SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



EW316535355IN IVR:698731653535
SP PARK STREET HD <700016>
Counter No:3,21/01/2023,14:39
To:BIDISHA SARKAR.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



EW316535369IN IVR:698731653536
SP PARK STREET HD <700016>
Counter No:3,21/01/2023,14:39
To:SARKAR INTERNATIONAL.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



EW316535474IN IVR:698731653547
SP PARK STREET HD <700016>
Counter No:3,21/01/2023,14:39
To:RANJIT SARKAR.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



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SP PARK STREET HD <700016>
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To:RANJIT SARKAR.,
PIN:700029, Sarat Bose Road SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



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PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



EW316535338IN IVR:698731653533
SP PARK STREET HD <700016>
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To:SARASWATI SARKAR.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



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Counter No:3,21/01/2023,14:39
To:SARASWATI SARKAR.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



EW316535465IN IVR:698731653546
SP PARK STREET HD <700016>
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PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



EW316535602IN IVR:698731653560
SP PARK STREET HD <700016>
Counter No:3,21/01/2023,14:39
To:SARKAR INTERNATIONAL.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>



EW316535029IN IVR:698731653502
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Counter No:3,21/01/2023,14:39
To:GARDEN TOWERS PVT LTD.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRL,24 CAMAC ST
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>



<Dial 18002668868> <Wear Masks, Stay Safe>

भारतीय डाक



EW316535426IN IVR:6987316535426
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:GARDEN T PVT LTD.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:20gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

India Post

<Dial 18002668868> <Wear Masks, Stay Safe>

भारतीय डाक



EW316535307IN IVR:6987316535307
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:SARKAR INT,,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:50gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

India Post

<Dial 18002668868> <Wear Masks, Stay Safe>

भारतीय डाक



EW316535599IN IVR:6987316535599
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:RANJIT SARKAR.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

India Post

<Dial 18002668868> <Wear Masks, Stay Safe>

भारतीय डाक



EW316535430IN IVR:6987316535430
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:SARKAR INT.,
PIN:700029, Sarat Bose Road SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:40gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

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<Dial 18002668868> <Wear Masks, Stay Safe>

भारतीय डाक



EW316535315IN IVR:6987316535315
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:GARDEN T PVT LTD.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:50gms
Amt:17.70(Cash)Tax:2.70
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EW316535562IN IVR:6987316535562
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:SARASWATI SARKAR.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:50gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

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EW316535443IN IVR:6987316535443
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:BIDISHA SARKAR.,
PIN:700029, Sarat Bose Road SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:50gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

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भारतीय डाक



EW316535324IN IVR:6987316535324
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:BIDISHA SARKAR.,
PIN:700068, Jodhpur Park SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:20gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

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<Dial 18002668868> <Wear Masks, Stay Safe>

भारतीय डाक



EW316535576IN IVR:6987316535576
SP PARK STREET HD <700016>
Counter No:4,21/01/2023,14:35
To:SARASWATI SARKAR.,
PIN:700029, Sarat Bose Road SO
From:ADITYA BIRLA FINANCE LTD.,
Wt:50gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>

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