

**“APPENDIX- IV-A”**

[See proviso to rule 8 (6)]

**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 Co-Borrower (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 **1<sup>st</sup> June 2023 for recovery of Rs. 3,32,65,205/- (Rupees Three Crore Thirty-Two Lakh Sixty-Five Thousand Two Hundred Five Only) due as on 16 July 2021** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/Co-Borrowers Namely 1. Guha Roy Food Joint And Hotel Private Limited Through its Directors (Borrower), 2. Sweet Bengal Private Limited Through Its Directors (Co-Borrower) 3. Aniruddha Guha Roy (Co-Borrower), 4. Sucharita Guha Roy (Co-Borrower) 5. Anilava Chatterjee (Co-Borrower) 6. Debasish Kundu (Co-Borrower).**

The reserve price will be **Rs. 2,64,57,000 (Rupees Two Crore Sixty-Four Lakhs Fifty-Seven Thousand Only)** and the earnest money deposit will be **Rs. Rs. 26,45,700 (Rupees Twenty-Six Lakhs Forty-Five Thousand Seven Hundred only).**

**Description of the immovable property:**

**Mortgaged Property located at** *Property (1) All that part and parcel of the Flat No. 1A on the First Floor in Northern Side having super built area of 475 sq. ft. more or less consisting of 1(one) bed room, 1 (one) living cum dining space, 1 (one) kitchen, 2 (two) Toilets, 1 (one) Verandah in the Northern side of the four storied building constructed and/or built on the piece or parcel of home stead land containing an area of 5 Cottahs 13 Chittaks situate lying at and being the Premises No. 43, Karaya Road, now known as Ustad Enayet Khan Avenue, Calcutta – 700017, Police Station – Karaya, Sub Registration Office Sealdah, under Ward No. 64 of the Calcutta Municipal Corporation, District : South 24 Parganas together with undivided 173 sq. ft. more or less share of interest in land at the said premises attributable to the said flat also together with all other rights of user of the common part portions in the said building and/or the said premises.  
The said premises is butted and bounded as follows:*

*On the North: By Balu Hawkak Lane,*

*On the South: By Karaya Road now known as Ustad Enayet Khan Avenue,*

*On the East: By West Row,*

*On the West: By 43/1, Karaya Road,*

*Property (2) All that part and parcel of the Flat No. 1B, on First Floor in the South- Western side having Super built up area of 1000 (One Thousand) Sq. Ft. more or less comprising of 2 (two) Bed Rooms, 1(one) Living Cum Dining Space, 1 (one) Kitchen, 2(two) Toilets, 1 (one) Verandah in Western side in the five storied building constructed on the piece or parcel of land having an area of 5 Cottahs 13 Chittaks more or less situate lying at and being the Premises No. 43, Karaya Road, now known as Ustad Enayet Khan Avenue, Kolkata – 700017 Police Station – Karaya, Addl, Dist. Sub Registration Office, Sealdah in the District of South 24 Parganas under Ward No 64 of the Kolkata Municipal Corporation together with undivided share or interest in the land at the said premises attributable to the said Flat and also together with the right of use of all common part/portions in the said building and/or the said premises.*

*The said premises is butted and bounded as follows: -*

*On the North: By Balu Hawkak Lane,*

*On the South: By Karaya Road now known as Ustad Enayet Khan Avenue,*

*On the East: By West Row,*

*On the West: By 43/1, Karaya Road*

*Property (3) Part - I (Description of the flat ) ALL THAT the Flat No. 1C, on First Floor in the South- Eastern side having Super built up area of 1100 (One Thousand and One Hundred) Sq. Ft. more or less comprising of 2 (two) Bed Rooms, 1(one) Living Cum Dining Space, 1 (one) Kitchen, 2(two) Toilets, 1 (one) Verandah in Eastern side in the five storied building constructed on the piece or parcel of land having an area of 5 Cottahs 13 Chittaks more or less situate lying at and being the Premises No. 43, Karaya Road, now known as Ustad Enayet Khan Avenue, Kolkata – 700017 Police Station – Karaya, Addl, Dist. Sub Registration Office, Sealdah in the District of South 24 Parganas under Ward No 64 of the Kolkata Municipal Corporation together with undivided share or interest in the land at the said premises attributable to the said Flat and also together with the right of use of all common part/portions in the said building and/or the said building and/or the said premises.*

*The said premises is butted and bounded as follows: -*

*On the North: By Balu Hawkak Lane,*

*On the South: By Karaya Road now known as Ustad Enayet Khan Avenue,*

*On the East: By West Row,*

*On the West: By 43/1, Karaya Road*

*Property (3) Part – II- (Description of the Servant’s Quarter) ALL THAT the Servant’s Quarter having Super Built – up area of 50 (fifty) sq. ft. more or less in North- Western side in Ground Floor at Premises No. 43, Karaya Road, now known as Ustad Enayet Khan Avenue, Kolkata – 700017 as fully described in Part – I of the First Schedule herein above together with undivided proportionate share or interest in land at the said premises attributable to said Servant’s Quarter.*

*Property (3) Part – III- (Description of the Car Parking Space ) ALL THAT the Car Parking Space having area of 48 (forty – eight) sq. ft. more or less in Ground Floor at Premises No. 43, Karaya Road, now known as Ustad Enayet Khan Avenue, Kolkata – 700017 as fully described in Part – I of the First Schedule herein above together with undivided proportionate share or interest in land at the said premises attributable to the said car parking space (hereinafter called the “Subject Property”).*

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](http://www.adityabirlafinance.com) or <https://sarfaesi.auctiontiger.net>

Date: **25/04/2023**

Place: Kolkata, West Bengal

Authorised Officer  
Aditya Birla Finance Limited