

**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) and Guarantor (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 **24 May 2023** for recovery of **Rs. 4,59,58,314.18/- (Rupees Four Crore Fifty-Nine Lakhs Fifty-Eight Thousand Three Hundred Fourteen And Eighteen Paise Only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due to Aditya Birla Finance Limited, the Secured Creditor as on **26.04.2021**, from **1. M/s. Yash Trading Company, Through Its Proprietor Mr. Vikas Kundra (Borrower) 2. Mr. Vikash Kundra (Guarantor & Mortgagor), 3. Mrs. Kajal Kundra (Guarantor & Mortgagor).**

**The reserve price will be Rs. 1,45,96,200/- (Rupees One Crore Forty-Five Lakh Ninety-Six Thousand Two Hundred Only) and the earnest money deposit will be Rs. 14,59,620/- (Rupees Fourteen Lakh Fifty-Nine Thousand Six Hundred Twenty Only).**

**Description of the Immovable Property: -**

All that piece and parcel of all that the office block situated on the Third-Floor measuring 1661.50 sq. ft equivalent to 154.41 sq. mtrs built up or situate lying at and being premises no. 21, Camac Street, Calcutta together with proportionate undivided share of and in the land comprised in the said premises and staircase and corridors and common area passage and paths as shown and delineated in the plan.

On the North: By portion of premises no. 21, Camac Street, Calcutta

On the South: By portion of premises no. 21, Camac Street, Calcutta

On the East: By portion of premises no. 21, Camac Street, Calcutta

On the West: By Camac Street, Calcutta

For detailed terms and conditions of the sale, please refer to the link provided on the website of 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: 02/05/2023

Place: Kolkata

Authorised Officer  
Aditya Birla Finance Limited