

**“APPENDIX- IV-A”**

[See proviso to rule 8(6) and 9(1) 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) and 9(1) 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 **20<sup>th</sup> November 2023 for recovery of Rs. 1,10,16,436/- (Rupees One Crore Ten Lakhs Sixteen Thousand Four Hundred Thirty-Six Only)** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* as on **26.08.2021** and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely, 1. Mega Ply Centre, Through its Proprietor, Debabrata Bhowal (Borrower) 2. Debabrata Bhowal (Co-Borrower) 3. Rita Bhowal (Co-Borrower).**

The reserve price will be **Rs. 40,28,850/- (Rupees Forty Lakhs Twenty-Eight Thousand and Eight Hundred Fifty Only)** for “Property 1” and the earnest money deposit will be **Rs. 4,02,885/- (Rupees Four Lakhs Two Thousand Eight Hundred Eighty-Five Only)** for “Property 1”. The reserve price will be **Rs.58,61,577/- (Rupees Fifty-Eight Lakhs Sixty-One Thousand Five Hundred Seventy-Seven only)** for “Property 2” and the earnest money deposit will be **Rs.5,86,157.70 (Rupees Five Lakhs Eighty-Six Thousand One Hundred Fifty-Seven and Seventy Paise only)** for “Property 2”.

**DESCRIPTION OF THE IMMOVABLE PROPERTY: -**

**PROPERTY 1: ALL THAT PIECE AND PARCEL OF TWO SELF CONTAINED RESIDENTIAL FLATS NAMELY "A" AND "B" AS PER THE SANCTIONED PLAN BEING NO. 517 SANCTIONED BY RAJARHAT GOPALPUR MUNICIPALITY DATED 05.10.2013 WHICH HAVE BEEN INCLUDED AND AMALGAMATED AND PACKAGED / RENAMED AS SINGLE FLAT NO "AB" ON THE GROUND FLOOR, MEASURING A SUPER BUILT UP AREA MORE OR LESS 1279 SQUARE FEET BE THE SAME A LITTLE MORE OR LESS CONSIST OF 3 BED ROOMS, 1 DINING-CUM-DRAWING ROOM, 1 OPEN KITCHEN, 2 TOILETS AND 1 BALCONY TOGETHER WITH THE PROPORTIONATE UNDIVIDED INTEREST OR SHARE ON THE LAND WITH ALL PROPORTIONATE RIGHTS OF ALL COMMON AREAS AND FACILITIES OF THE BUILDING CONSTRUCTED ON THE PREMISES / LAND BEING ALL THAT PIECE AND PARCEL OF BASTU LANDED PROPERTY MEASURING AN AREA MORE OR LESS 2 COTTAHS 6 CHITTACKS 1 SQUARE FEET BE THE SAME A LITTLE MORE OR LESS COMPRISED UNDER OLD PLOT NO-92, R.S.PLOT NO -112 LR.PLOT NO-2666, UNDER OLD KHATIAN NO - 56, R.S.KHATIAN NO - 57, LR.KHATIAN NO-2540, J.L NO-16, WITHIN MOUZA- JYANGRA, UNDER POLICE STATION - RAJARHAT, PRESENTLY BAGUIATI, ADSRO - OFFICE BIDHANNAGAR, SALT LAKE, PRESENTLY ADSRO, RAHARHAT, NEW TOWN, DISTRICT NORTH 24 PARGANAS. WITHIN THE LOCAL LIMITS OF RAJARHAT GOPALPUR MUNICIPALITY, PREMISES NO - B-5, RAJARHAT ROAD PRESENTLY B-3/2, RABINDRA PALLY, JYANGRA, KOLKATA - 700 059, BEING HOLDING NO - AS/59/N/B1-F, THEN R.G.M 25/59/N/B1-F, THEN R.G.M 25/59, DISTRICT NORTH 24 PARGANAS, NOW UNDER BIDHANNAGAR MUNICIPAL CORPORATION, UPON WHICH THE MULTI-STORIED BUILDING "ANAMIKA APARTMENT HAS BEEN REAISED TOGETHER WITH UNDIVIDED, UNDERMARCATED, IMPARTIBLE PROPORTIONATE SHARE OR INTEREST IN THE LAND. THE PROPERTY IS BUTTED AND BOUNDED:-**

**ON THE NORTH-3' WIDE VACANT LAND OF THE BUILDING,  
ON THE SOUTH - 12' WIDE ROAD,  
ON THE EAST -3' WIDE VACANT LAND OF THE BUILDING.  
ON THE WEST-3 WIDE VACANT LAND OF THE BUILDING.**

**PROPERTY 2: ALL THAT PIECE AND PARCEL OF LAND ADMEASURING 1 COTTAH 13 CHITTACKS AND 37 SQUARE FEET TOGETHER WITH STRUCTURE STANDING THEREON FORMING PART OF C.S.DAG NO-1194, CORRESPONDING TO R.S.DAG NO-1226 UNDER C.S.KHATIAN NO-189 CORRESPONDING TO R.S.KHATIAN NO-331, J.L.NO-16, RE SA NO-114, TOUZI NO-3027, MOUZA- JYANGRA, PS-RAJARHAT (NOW BAGUIATI), JYANGRA, RAJARHAT ROAD, UNDER WARD NO.8 WITHIN THE LIMITS OF RAJARHAT GOPALPUR MUNICIPALITY, UNDER A.D.S.R BIDHANNAGAR, SALT LAKE CITY.**

**THE PROPERTY IS BUTTED AND BOUNDED AS FOLLOWS:-**

**BY NORTH - 7'FT COMMON PASSAGE,  
ON THE SOUTH - BY THE LAND AND HOUSE OF BIMAL KARMAKAR,  
ON THE EAST - BY THE PROPERTY OF RANJIT KUMAR BOSE,  
ON THE WEST- BY THE PROPERTY OF RABIN DAS MAHASAY**

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: 2<sup>nd</sup> September, 2023

Place: Kolkata

Authorized Officer  
Sd/-  
Aditya Birla Finance Limited  
Contact No. 7596946467