



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) 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 properties 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 **12 January 2023** for recovery of Rs. 2,81,60,628.14/- (Rupees Two Crores Eighty-One Lakhs Sixty Thousand Six Hundred Twenty-Eight and Fourteen Paise Only) due to Aditya Birla Finance Limited, the Secured Creditor, from **M/s Pioneer Suppliers (Borrower)**, through its sole proprietor **Anup Kumar Bhalotia, Ajay Bhalotia (Guarantor & Mortgagor)** and **Mr. Anup Bhalotia (Mortgagor)**.

The Reserve Price will be Rs. 85,50,000 (Rupees Eighty-Five Lakhs and Fifty Thousand Only) and the Earnest Money Deposit will be Rs. 8,55,000 (Rupees Eight Lakhs Fifty Five Thousand Only).

Description of the Immovable Property:-

ALL THAT PIECE AND PARCEL OF the property situated at on the **First Floor** measuring about an area a little more or less 1470 Square Feet super built up consisting of 3 (Three) Rooms, 2 (Two) Bathrooms, 1 (One) Kitchen Room, 1 (One) Balcony, 1 (One) Drawing Room and together with 1 (One) Car Parking on the Ground Floor together with the undivided one fourth share and/or portion of the land property being at and under the said ALL THAT piece and parcel of land measuring about an area a little more or less 2 Cottahs, 14 Chittacks and 20 Square Feet comprised at and under the premises no. 16, Janak Road, Police Station – Tollygunge, Ward No. 87 of the Kolkata Municipal Corporation, Kolkata – 700029 and District South 24 Parganas together with the common areas roof, benefits, amenities, facilities, spaces and others thereof (hereinafter referred to as the "said properties") and the properties bounded as follows:

On the North: 22B, Sardar Sankar Road

On the South: 18, Janak Road

On the East: Janak Road

On the West: 20, Sardar Sankar Road

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 or <https://sarfaesi.auctiontiger.net>

Date: 23rd December 2022

Place: Kolkata

ADITYA BIRLA FINANCE LTD.

Faj B...
AUTHORISED OFFICER

Authorised Officer

Aditya Birla Finance Limited