

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

BY SPEED POST / EMAIL

Date: 10th March, 2022

To

1. SKIPPER HOMES PRIVATE LIMITED (under CIRP)
2. KAMLESH AGARWAL
3. TANAY AGARWAL
4. SHONAK AGARWAL

ALL ARE AT :

5, ANANDI LAL PODDAR SARANI,
KOLKATTA – 700071

ALL ARE ALSO AT :

P 547, BLOCK N, ALIPORE
SURUCHI VIHAR NEW ALIPORE
KOLKATA – 700053
WEST BENGAL

ALL ARE ALSO AT :

"Sailaja Tower", Flat No-9B & 9C, 9th Floor,
Premises no-5/7, Buro Shibtala Main Road,
Kolkata-700038.

5. MAHESH CHAND GUPTA, RESOLUTION PROFESSIONAL OF
SKIPPER HOMES PRIVATE LIMITED
FE – 202, Salt Lake City, Sector III,
1st Floor, Room No. 1, Kolkata – 700012.

Dear Sir(s)

You are aware that pursuant to an application made by the 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 10th August, 2020, directing to take physical possession of immovable property being ALL THAT PIECES AND PARCELS OF ALL THAT the Flat bearing No. 9B on the Southern Side of the Ninth floor of the Building No. 15 containing a super built – up area of 1165 Square Feet and ALL THAT PIECES AND PARCELS OF ALL THAT the Flat bearing No.9C on the Southern Side of the Ninth Floor of the Building No. 15 containing a super built – up area of 1456 Square Feet, building known as "Sailaja Tower" situated at all that pieces and parcels or plots of land containing by measurement an area of 7 (seven) Bighas, 16 (sixteen) Cottahs and 540 square feet, equivalent to 1,12,860 square feet be the same a little more or less situate lying at and being portion of Municipal Premises No. 5/7, Buro Shibtola Main Road, Kolkata – 700038, Ward No. 117, P.S. Behala, 24 – Parganas (South) Together with undivided proportionate right title and interest in the land and other common areas and amenities in the said building (hereinafter referred to as the "said properties") (hereinafter referred to as the "Said Flat No. 9B and 9C") (hereinafter referred to as "**the said property**") and to hand over the same to the undersigned.

Pursuant to the said order dated 10th August 2020, physical possession of the said property was taken over by the Authorised Officer of the Learned District Magistrate and handed over to the undersigned.

You are further aware that the undersigned, for and on behalf of Aditya Birla Finance Limited is now in physical possession of the said property in furtherance of the secured debt due and payable by the borrowers and the guarantors to the tune of Rs. 2,02,22,939/- (Rupees Two Crores Two Lakhs Twenty Two Thousand Nine Hundred Thirty Nine only) as stated in the notice dated 14th August 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 property by inviting tenders from public or by holding Public Auction or by Private treaty or E-Auction.

Now, please take notice that the said property will be sold by the undersigned by Public E-Auction on 20th April, 2022 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 property is fixed on 13th April, 2022 between 11:00 A.M. to 4:00 P.M. The Reserve Price in respect of sale of the said property shall be Rs. 1,65,00,000/- (Rupees One Crore Sixty Five Lakhs Only). Bids are invited by the public in general as per the procedure and the terms and conditions stated below:

- i. The Earnest Money Deposit (EMD) is payable through Demand Draft/Pay Order for Rs. 16,50,000/- (Rupees Sixteen Lakhs Fifty Thousand only) by 04:00 P.M. on 18th April, 2022 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 E-Auction.
- ii. The Demand Draft/Pay Order/RTGS should be drawn in favor of ABFL.
- iii. The above amount shall be refunded to the unsuccessful bidders.
- iv. 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.
- v. The Balance amount of purchase price payable shall be paid by the purchaser to the Authorized Officer on or before the 15th day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor.
- vi. 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 19th April, 2022 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).

Yours truly
For Aditya Birla Finance Limited

Authorized Officer