



APPENDIX - IV-A

See proviso to rule 8 (6) of The Security Interest (Enforcement) Rules, 2002

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 Rule 8(6) and 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 properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the **Authorized 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 **24th July 2023 for the recovery of, Rs.3,06,56,016.30 (Rupees Three Crores Six Lakhs Fifty-Six Thousand Sixteen and thirty paise only)** as on 05-08-2022 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due to Aditya Birla Finance Limited, the Secured Creditor from **1. SANTANU DEY (Borrower), 2. TIRUPATI ENTERPRISE (Co -Borrower) Through its Partners and 3. REBECCA DEY (Guarantor) and for the recovery of a further sum of Rs.34,00,310.52/- (Rupees Thirty-Four Lakhs Three Hundred Ten and Fifty-Two Paise only)** as on 05-08-2022 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due to Aditya Birla Finance Limited, the Secured Creditor from **1. TIRUPATI ENTERPRISE (Borrower) Through its Partners, 2. SANTANU DEY (Co-Borrower) and 3. REBECCA DEY (Guarantor)**

The Reserve Price will be Rs.1,84,97,700/- (Rupees One Crore Eighty-Four Lakhs Ninety-Seven Thousand Seven Hundred only) and the Earnest Money Deposit will be Rs.18,49,770/- (Rupees Eighteen Lakhs Forty-Nine Thousand Seven Hundred Seventy Only)

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

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Description of the Immovable Property: -

ALL THAT piece and parcel of entire first floor, measuring 2418 sq. ft. super built up area, be the same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy (toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and land appurtenant thereto being all that three storied structure constructed in the year 1958 without any lift together with the piece and parcel of land whereon and on part whereof the same is erected and built containing an area of 5 Cottahs 7 Chittaks and 00 square feet be the same a little more or less situate and lying at and being premises No. 17, Lake Temple Road, P.S. Tollygunge, Kolkata- 700029, within Kolkata Municipal Corporation and under Ward No. 87 attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance of repair.

The property is butted and bounded as follow:

On the North: Lake Temple Road

On the East: 8, Sarat Chatterjee Avenue

On the South: 15, Lake Temple Road

On the West: 19, Lake Temple Road

For detailed terms and conditions of the sale, please refer to the link provided on the website of Aditya Birla Finance Limited i.e., www.adityabirlafinance.com or <https://sarfaesi.auctiontiger.net>

Date: 5th July 2023

Place: Kolkata

ADITYA BIRLA FINANCE LTD.

Authorized Officer

ADITYA BIRLA FINANCE LIMITED
Authorized Officer

Contact No. 7596946467