

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) & Co-Borrower(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 **26th June 2023** for recovery of **Rs. 24,97,11,863.75/- (Rupees Twenty-Four Crores Ninety-Seven Lakhs Eleven Thousand Eight Hundred Sixty-Three and Seventy-Five Paisa Only)** as on 18.10.2022 and interest thereon *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due to **Aditya Birla Finance Limited**, the Secured Creditor from **1.M/s. Shomuk Engineering & Consultancy Services (SEC), (Borrower) Through its Proprietor Mr. Aniruddha Banerjee, 2. Shomuk Consultancy Services Private Limited (Co- Borrower), 3. Mr. Aniruddha Banerjee (Co- Borrower) 4. Mrs. Subharthi Banerjee (Co- Borrower).**

The reserve price of Immovable Property i.e., Land and Building will be **Rs. 1,80,00,000 /- (Rupees One Crore Eighty Lakhs Only)** and the earnest money deposit will be **Rs. 18,00,000 /- (Rupees Eighteen Lakhs Only).**

Description of the Immovable Property: -

ALL THAT the entire Third Floor flat of the building admeasuring Super Built up area of 1500 Sq. ft., a bit more or less comprising of three bed rooms, two toilets/privy, one drawing – cum- dining room, one kitchen and one balcony (52 years old building and complete mosaic flooring) lying and situate at the Premises No. 112 B, Dr. Meghnad Saha Sarani, P.S. Lake, Kolkata 700 029 together with the undivided proportionate impartible share or interest in the land comprised in the Premises attributable to the Said Flat and proportionate undivided impartible share in the common areas of the Said Building, facilities, amenities and installations in the Building in common with the other owners and/or occupiers of other flats/units. The said premises being premises no.112B, Dr. Meghnad Saha Sarani, P.S Lake, Kolkata 700029 butted and bounded as follows:

ON THE NORTH : By Premises No. 122C, Dr. Meghnad Saha Sarani

ON THE SOUTH: By 20 feet wide K.M.C. Road named as Dr. Meghnad Saha Sarani (formerly Southern Avenue);

ON THE EAST: By Premises No. 227, Dr. Meghnad Saha Sarani;

ON THE WEST: By Premises No. 122A, Dr. Meghnad Saha Sarani;

For detailed terms and conditions of the sale, please refer to the link provided in the website of Secured Creditor's 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: 17th May 2023

Place: Kolkata

Authorised Officer
Aditya Birla Finance Limited

Contact No. 7596946467