

**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 **26<sup>th</sup> 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 9,14,22,500 /- (Rupees Nine Crores Fourteen Lakhs Twenty-Two Thousand Five Hundred Only)** and the earnest money deposit will be **Rs. 91,42,250 /- (Rupees Ninety-One Lakhs Forty-Two Thousand Two Hundred Fifty Only).**

**Description of the Immovable Property: -**

**All that plot of land measuring 5 Cottahs 3 Chittaks and 27 Sq. ft. together with a three storied building thereon with covered area of 8837 sq. ft. (ground floor 3303 sq. ft; first floor 2767 Sq. ft. and second floor 2767 Sq. ft. situate at premises no. 5 A Palm Avenue, Police Station Karaya, Kolkata 700019 within KMC Ward no. 85, in the District of South 24 Parganas butted and bounded as follows:**

**On the North – By Premises no. 5 L Palm Avenue**

**On the East – By Common Passage**

**On the South – By Palm Avenue**

**On the West – By premises no. 3 F Palm Avenue**

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: 17<sup>th</sup> May 2023

Place: Kolkata

**Authorised Officer  
Aditya Birla Finance Limited**

Contact No. 7596946467