



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 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 6th July, 2022 for recovery of Rs. 2,02,22,939/- (Rupees Two Crores Two Lakhs Twenty Two Thousand Nine Hundred Thirty Nine only) (subject to credits received) due to Aditya Birla Finance Limited, the Secured Creditor, from **Skipper Homes Private Limited (Under CIRP), Kamlesh Agarwal, Tanay Agarwal and Shonak Agarwal**. The reserve price will be Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) and the earnest money deposit will be Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand only).

Description of the Immovable Property: -

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). Bounded:

On the North by: Complex Internal Road
On the South by: Complex Internal Road
On the East by: Complex Internal Road and Tower II
On the West by: 25 ft wide Buro Shibtola Main 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: 20/06/2022

Place: Kolkata

ADITYA BIRLA FINANCE LTD.

Richa Singh

AUTHORISED OFFICER

Authorised Officer

Aditya Birla Finance Limited

