



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. 6,10,73,490.57 (Rupees Six Crores Ten Lacs Seventy-Three Thousand Four Hundred Ninety and fifty-seven paise only)** as on 03-12-2021 (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) due to Aditya Birla Finance Limited, the Secured Creditor from **1. Balishtha E Tech Private Limited (Borrower), 2. Avijit Mitra (Guarantor) 3. Anju Mitra (Guarantor).**

The Reserve Price will be Rs.2,20,50,000/- (Rupees Two Crores Twenty Lakhs Fifty Thousand only) and the Earnest Money Deposit will be Rs.22,05,000/- (Rupees Twenty-Two Lakhs Five Thousand Only)

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ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER



Description of the Immovable Property: -

All THAT part, piece and parcel of the Second Floor Unit/ Office Space containing a super built up area of 2560 square feet, be the same a little more or less, lying situate and being part of the Amalgamated Municipal Premises No. 14 A, Rajendra Nath Mukherjee Road, and original premises no. 14 B, Rajendra Nath Mukherjee Road comprised in Holding No. 25, Block No. XX in the South Division of the Town Calcutta butted and bounded as follows:

On the North – By Rajendra Nath Mukherjee Road;

On the South- By Mangoe Lane;

On the East – By Premises No. 16, Rajendra Mukherjee Road

On the West – By Premises no. 12, Rajendra Nath Mukherjee 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: 4th July 2023

Place: Kolkata

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

Authorized Officer

Aditya Birla Finance Limited

Contact No. 9503198114

