

ADITYA BIRLA HOUSING FINANCE LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Office: Aditya Birla Finance Ltd, 2nd Floor, Bangur BFL Estate, 31, Chowringhee Road, Kolkata-700016

Contact Nos: - 1. Aditya Birla Finance Limited Authorised Officer Mr. Krishna Mukherjee

Mobile No.9874258285

2. Auction Service Provider (ASP) Chintan Bhatt : 9978591888

E-Auction Sale Notice

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002)** for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the constructive/physical possession, **on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'**, Particulars of which are given below:-

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP)	Total Loan Outstanding (as mentioned in demand notice)
(1) New Howrah Stores and (2) Om Prakash Jhunjunwala, (3) Pushpa Debi Jhunjunwala	23.04.2021 for Rs. 71,16,000.00/- (Rupees Seventy One Lakhs Sixteen Thousand Only)	All that part and parcel of the property at All that part and parcel of property consisting of Flat No. 1D, containing by built up area measuring 1172 (one thousand one hundred and seventy two) sq. ft. be the same a little more or less situated on the 1st Floor in the Spring Block of the building of the first schedule property being Municipal Premises No. 5A, Buroshibtolla Main Road, Postal Premises No. 22, Buroshibtolla Main	Rs. 74,00,000/- (Rupees Seventy Four Lakhs Only).	Rs. 7,40,000/- (Rupees Seven Lakhs Forty Thousand Only)	Rs. 71,16,000.00/-

		<p>Road, Police Station – Behala, Kolkata – 700038 together with one car parking space situated on the basement floor and together with one open car parking space situated in the said premises and one covered space measuring 45 (forty five) sq.ft. be the same a little more or less on the ground floor of the complex within in limits of the Kolkata Municipal Corporation Ward No. 118.</p> <p>The said complex known as “Purti Seasons” together with all common rights, facilities and amenities of the said complex and together with undivided impartible proportionate share in the land wherein the aforesaid Flat No. 1D built and constructed at or upon the plot of land all that piece and parcel of land or ground containing 72</p>			
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		<p>(seventy two) cottahs, 3 (three) chittacks and 12 (twelve) sq. ft. be the same a little more or less together with old dilapidated C.I sheds structures standing thereon and boundary wall surrounding the same being a divided and demarcated portions of the Premises No. 5, Buroshibtolla Main Road, (postal address known as 22, Buroshibtolla Main Road) and presently the Kolkata Municipal Corporation Premises No. 5A, Buroshibtolla Main Road, Kolkata – 700038, comprised in Dag Nos. 286 and 286/672 under Khatian Nos. 509 and 530 in Mouza – Punja Sahapur, Police Station – Behala, District Registration Office at Alipore, the Kolkata Municipal Corporation Ward No. 118, having the K.M.C. Assessee No. 41-118-03-0089-6</p>			
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		<p>District – South 24 – Parganas.</p> <p>Bounded:</p> <p>On the North by: Partly by Agarwala Garden Road and partly by portion of larger Premises No. 5, Buroshibtolla Main Road.</p> <p>On the South by: Partly a common passage and partly by portion of Larger Premises No. 5, Buroshibtolla Main Road.</p> <p>On the East by: Partly by Buroshibtolla Main Road and Partly by Portion of Larger Premises No. 5, Buroshibtolla Main Road.</p> <p>On the West by: Larger Premises No. 5, Buroshibtolla Main Road.</p>			
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For detailed terms and conditions of the sale, please log on to the website
<https://sarfaesi.auctiontiger.net>

TERMS AND CONDITIONS OF THE SALE OF IMMOVABLE PROPERTIES BY WAY OF E-AUCTION: -

- Date of Inspection of the Immovable Property is on **27th June, 2022** between 11 am -5 pm.
- Last Date & Time of submitting EMD: **27th June, 2022** from 10:00 am to 6:00 pm.
- The Auction Sale will be an Online E-Auction/Bidding through approved Service Provider M/s E-Procurement Technologies Limited Help Line Nos. 079-

61200587/538/554/568/587/594/598 Help Line E-mail id: support@auctiontiger.net through the web portal <https://sarfaesi.auctiontiger.net>;

- The Auction Sale will be held on **29th June, 2022** between 1 pm to 3 pm with auto-extensions for 5 (five) minutes in case a bid is placed in the last 5 minutes before the appointed closing time;
- The bid price to be submitted shall be equal to or above the Reserve Price fixed by the Authorised Officer ("AO") and the bidders shall further improve their offer in multiples of Rs. 10,000/- (Rupees Ten Thousand only).
- The properties will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
- The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution or such extended period as agreed upon in writing by and solely at the discretion of the AO failing which the Financial Institution shall forfeit amounts already paid/deposited by the purchaser.
- Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
- Bids shall be submitted online only in the prescribed format(s) with relevant details duly filled in. Bids submitted in any other format / incomplete bids are liable to be rejected.
- Annexure shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above. Earnest Money Deposit (EMD) as mentioned against each property described in the accompanying Sale Notice shall be deposited through Demand Draft.
- The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
- Prospective intending bidders may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
- The EMD of the unsuccessful bidder will be returned of closure of the E-Auction proceedings.
- The sale is subject to confirmation by the Financial Institution. If the Borrower/Guarantor(s) pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
- To the best of knowledge and information of the AO, no other encumbrances exist on the aforesaid property, however the prospective tenderers are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
- The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
- On compliance of terms of sale, AO shall issue 'Sale Certificate' in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS etc. shall be borne by the purchaser.
- The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

Place: Kolkata
Date: 27-05-2022

Authorized Officer
ADITYA BIRLA HOUSING FINANCE LTD