

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 (54 of 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 **22nd August 2023** for recovery of **Rs. 3,37,84,573/- (Rupees Three Crore Thirty-Seven Lakh Eighty-Four Thousand Five Hundred Seventy-Three Only)** as on **15.09.2021** 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. Roop Fashions Private Limited, Through its Directors (Borrower) 2. M/s Satyam Designs Through its Authorised Signatory/Proprietor (Co-Borrower) 3. M/s Nilamber Fashions, Through its Authorised Signatory/Proprietor (Co-Borrower) 4. Babu Lal Diwan (Co-Borrower) 5. Nirmal Kumar Diwan (Co-Borrower) 6. Ranjana Diwan (Co-Borrower) 7. Sunita Diwan (Co – Borrower) 8. Piyush Diwan (Co – Borrower).**

The reserve price will be **Rs.2,65,72,050/- (Rupees Two Crores Sixty-Five Lakhs Seventy-Two Thousand and Fifty Only)** and the earnest money deposit will be **Rs.26,57,205/- (Rupees Twenty-Six Lakhs Fifty-Seven Thousand Two Hundred and Five Only)**

Description of the Immovable Property: -

ALL THAT PIECE AND PARCEL of the Office No. 1 B on the 1st Floor measuring 1620 square feet of the building being partly one-storied and partly two-storied messuages tenements or dwelling house and hereditaments together with piece or parcel of revenue redeemed land or ground thereunto belonging and on part whereof the same is erected and build containing by estimation one Bigha, nine Cottahs be the same a little more or less situated and lying at and being premises No. 97, (formerly No. 41), Park Street being holding No. 9 in Block X in the South Division of the town of Calcutta also together with all other rights of user of the common part portions in the said building and/or the said premises. The said premises are butted and bounded as follows:

On the North: By Park Lane,

On the South: By premises No. 99 (Formerly No. 42) Park Street, partly by Park Street, partly by Premises No. 95 (formerly No. 40) Park Street and partly by premises No. 93 (formerly 39) Park Street;

On the East: By premises No. 99 (Formerly No. 43) Park Street;

On the West: By partly by Premises No. 95 (formerly No. 40) Park Street and partly by premises No. 93 (formerly 39) Park Street;

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: 2nd August, 2023

Place: Kolkata

**Authorised Officer
Aditya Birla Finance Limited**

Contact No. 7596946467