



## PRIVATE TREATY SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

This Sale Notice is given for Sale of Immovable Asset through Private Treaty under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") read with provisions of the Security Interest (Enforcement) Rules, 2002 (54 of 2002). It may be noted that sale of the concerned immovable asset through public auction failed on the last 5 (five) instances.

Notice is hereby given to the public in general and in particular to the Borrower, Co-Borrower and Guarantor/Mortgagor that the secured immovable asset as more particularly described in the schedule hereinbelow, the physical possession of which had been taken by the Authorized Officer of Aditya Birla Finance Limited being the Secured Creditor, on 29.03.2023, will be sold through Private Treaty on "As is where is", "As is what is", and "Whatever there is" basis on 15<sup>th</sup> April, 2024 for recovery of **Rs.3,06,56,016.30 (Rupees Three Crores Six Lakhs Fifty-Six Thousand Sixteen and thirty paise only)** as on 05-08-2022 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due to Aditya Birla Finance Limited, the Secured Creditor from **1. SANTANU DEY (Borrower), 2. TIRUPATI ENTERPRISE (Co -Borrower) Through its Partners and 3. REBECCA DEY (Guarantor)** and for the recovery of a further sum of **Rs.34,00,310.52/- (Rupees Thirty-Four Lakhs Three Hundred Ten and Fifty-Two Paise only)** as on 05-08-2022 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due to Aditya Birla Finance Limited, the Secured Creditor from **1. TIRUPATI ENTERPRISE (Borrower) Through its Partners, 2. SANTANU DEY (Co-Borrower) and 3. REBECCA DEY (Guarantor)**. The Reserve Price will be **Rs.1,49,83,137/- (Rupees One Crore Forty-Nine Lakhs Eighty-Three Thousand One Hundred Thirty-Seven Only)** and the Earnest Money Deposit will be **Rs.14,98,313.70/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Three Hundred Thirteen and Seventy Paise Only)**.

### Short description of the immovable asset:

ALL THAT piece and parcel of entire first floor, measuring 2418 sq. ft. super built up area, be the same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy (toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and land appurtenant thereto being all that three storied structure constructed in the year 1958 without any lift together with the piece and parcel of land whereon and on part whereof the same is erected and built containing an area of 5 Cottahs 7 Chittaks and 00 square feet be the same a little more or less situate

ADITYA BIRLA FINANCE LTD.

### Aditya Birla Finance Limited

Room No. 401, 4th Floor, 24, Camac Square, Kolkata - 700016.  
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000  
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,  
Gujarat - 362 266  
CIN: U65990GJ1991PLC064603



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# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



# ADITYA BIRLA CAPITAL

and lying at and being premises No. 17, Lake Temple Road, P.S. Tollygunge, Kolkata- 700029, within Kolkata Municipal Corporation and under Ward No. 87 attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance of repair.

The property is butted and bounded as follow:

On the North: Lake Temple Road;

On the East: 8, Sarat Chatterjee Avenue;

On the South: 15, Lake Temple Road;

On the West: 19, Lake Temple Road

**Known encumbrance:** S.A. No. 915 of 2022 under Section 17 of the SARFAESI Act, 2002 pending before the Learned Debts Recovery Tribunal- III, Kolkata.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>

ADITYA BIRLA FINANCE LTD.

Authorised Officer

(SHUBHAM SINGH)  
AUTHORIZED OFFICER

(Contact No. 9503198114)

Date: 23<sup>rd</sup> March 2024

Place: Kolkata

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