

BY COURIER/SPEED-POST/E-MAIL

Ref. No.: 13998/HLLAKLM00391689

August 09, 2024

To,

1. KAILASHSIDDHI VANIJYA PRIVATE LIMITED
37A, BENTINCK STREET, 2ND FLOOR
ROOM NO. 215, KOLKATA - 700069
WEST BENGAL

ALSO AT:-

KAILASHSIDDHI VANIJYA PRIVATE LIMITED
PREMISES NO. 32, USTAD AMIR KHAN SARANI
1ST FLOOR (FORMERLY 710, BLOCK - P)
NEW ALIPORE, KOLKATA - 700053
WEST BENGAL

2. OM PRAKASH BHARTIA
(THROUGH POA HOLDER NIKUNJ BHARTIA)
640, DIAMOND HARBOUR ROAD
NEW ALIPORE, BLOCK - O
CIRCUS AVENUE
KOLKATA - 700053, WEST BENGAL

3. NIKUNJ BHARTIA
640, DIAMOND HARBOUR ROAD
NEW ALIPORE, BLOCK - O
CIRCUS AVENUE
KOLKATA - 700053, WEST BENGAL

ALSO AT:-

NIKUNJ BHARTIA
KAILASHSIDDHI VANIJYA PRIVATE LIMITED
37A, BENTINCK STREET, 2ND FLOOR
ROOM NO. 215, KOLKATA - 700069
WEST BENGAL

ALSO AT:-

NIKUNJ BHARTIA
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PREMISES NO. 32, USTAD AMIR KHAN SARANI
1ST FLOOR (FORMERLY 710, BLOCK - P)
NEW ALIPORE, KOLKATA - 700053
WEST BENGAL

EMAIL ID: - gangesgroup@yahoo.co.in

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**SUB.: SALE NOTICE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO
THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002
IN RELATION TO THE PROPERTY BEING LALITA GANGES, ENTIRE
GROUND & FIRST FLOOR, (EAST FACING), MUNICIPAL HOLDING NO.
115/133, JESSORE ROAD, NORTH DUM DUM MUNICIPALITY, WARD NO.
17 (OLD WARD NO. - 16), P.S. DUM DUM AIRPORT, MOUZA GOURIPUR,
DISTRICT 24-PARGANAS (NORTH), KOLKATA - 700081, WEST BENGAL
ALONGWITH COVERED CAR PARKING SPACE ("Mortgaged Property more
particularly described in Schedule 'A' attached herewith").**

Re.: Loan Account No. HLLAKLM00391689

Dear Ma'am/ Sir,

The Authorised Officer of **Indiabulls Commercial Credit Ltd.** ("**Secured Creditor**") hereby informs you that the proceedings under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 have already been initiated in relation to the Mortgaged Property (more particularly described in '**Schedule A**' attached herewith), the **physical possession** of which has been taken by the Authorised Officer of the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this Notice of Sale of **15** days after which the Mortgaged Property will be sold by way of Private Treaty strictly on "**as is where is**", "**as is what is**" and "**whatever there is**" **basis**, for recovery of **Rs.7,55,02,716/- (Rupees Seven Crore Fifty Five Lakh Two Thousand Seven Hundred Sixteen only)** pending towards the captioned Loan Account, by way of outstanding principal, arrears (including accrued late charges) and interest till **09.08.2024** along with applicable future interest in terms of the Loan Agreement and other related loan document(s) w.e.f. **10.08.2024** along with legal expenses and other charges. The Minimum Sale Price for the Mortgaged Property will be **Rs.4,60,00,000/- (Rupees Four Crore Sixty Lakh only)**.

In view of the aforesaid, the Authorised Officer of the Secured Creditor is issuing this Notice of Sale in conformity with Rule 8(6) read with Rule 9(1) and Proviso Thereto of the Security Interest (Enforcement) Rules, 2002.

Yours truly,



**AUTHORISED OFFICER
INDIABULLS COMMERCIAL CREDIT LTD.**

SCHEDULE A
(Description of the Immovable Property)

All that Office space measuring more or less 4547 square feet of super built-up area and covered car parking space measuring more or less 526 square feet of super built-up area, totalling to 5073 square feet of super built-up area being entire Ground Floor and Office space measuring more or less 5073 square feet of super built-up area, being entire First Floor of the Building known as "Lalita Ganges" constructed on land measuring more or less 11 cottahs 13 chittacks together with structure standing thereon at and being Municipal Holding No. 115/133, Jessore Road, North Dum Dum Municipality, Ward No. 17 (Old Ward No. - 16), P.S. Dum Dum Airport, Mouza Gouripur, L.R. khatian no. 1620 and C.S. & R.S. DAG No. 1003 (P), L.R. DAG No. 713, District 24-Parganas (North), Kolkata - 700081, West Bengal together with undivided proportionate share or interest in the said land underneath the building and also together with undivided proportionate share or interest in the common parts and portions of the building.

The said land is bounded as follows:

North : By factory land

South : Land under S/P No. 7/1 & S/P No. 7/1A

East : By 20 feet wide passage

West : By factory land

Yours truly,



AUTHORISED OFFICER
INDIABULLS COMMERCIAL CREDIT LTD.