

Date-29-03-2024

To

1. **JANAK DAVE**
24A, RAY STREET, FLAT NO. 8, BLOCK B, 3RD FLOOR,
L. R. SARANI, GUJRATI BHOWNIPUR EDUCATION SOCIETY,
KOLKATA, WEST BENGAL – 700020.

AND also at

Baikunth Building, 4th Floor, Flat No. 4A, Kolkata-700020

2. **MEERA DAVE**
24A, RAY STREET, FLAT NO. 8, BLOCK B, 3RD FLOOR,
L. R. SARANI, GUJRATI BHOWNIPUR EDUCATION SOCIETY,
KOLKATA, WEST BENGAL – 700020.

AND also at

Baikunth Building, 4th Floor, Flat No. 4A, Kolkata-700020

3. **KUNAL DAVE**
24A, RAY STREET, FLAT NO. 8, BLOCK B, 3RD FLOOR,
L. R. SARANI, GUJRATI BHOWNIPUR EDUCATION SOCIETY,
KOLKATA, WEST BENGAL – 700020.

4. **J.K ENTERPRISE**
301C, BIPIN BEHARI GANGULY STREET,
BOWBAZAR, KOLKATA, WEST BENGAL – 700012.

Ref: Loan Account Nos.X0HEGKL00002471442, X0HEGKL00004131342 and HE02GKL00000011532– JANAK DAVE and Others.

Sub: Notice for intimating the Sale of Secured Property under Rule 8(6) of the Security Interest Enforcement Rules, 2002.

Sir/Madam,

Please be informed that you the borrower / the addressee herein had availed credit facilities from Cholamandalam Investment and Finance Company Limited (the lender / Secured Creditor herein) to the tune of Rs. 1,05,00,000/-, Rs.22,00,000/- & Rs.20,00,000/- in total Rs. 1,47,00,000/-

Due to various defaults committed on behalf of the addressee, the borrowal account was classified as a Non-Performing Asset (NPA) on 06/10/2022 following the guidelines of Reserve Bank of India (RBI).

Thereafter the secured creditor through its Authorized Officer on 13/10/2022 had issued a notice of demand under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 for a sum of Rs.1,41.96,822.12/- (Rupees One Crore Forty One Lakhs Ninety Six Thousand Eight Hundred and Twenty Two and Paise Twelve Only) as on 10-10-2022 which was duly received by you on 18/10/2022.

The addressee on receipt of the aforesaid notice and upon expiry of 60 days, did not make any payment.

Please be further informed that in connection with the possession taken by the Authorized Officer under the provisions of 13(4) of the said Sarfaesi Act on 02/01/2023 and later on the District Magistrate's order u/Sec. 14 also executed with due process of law on 01/03/2024 and was duly published on 03/03/2024 in two different newspapers "The Indian Express and Ei Samay" as per the procedure.



The said notice of possession U/Sec. 13(4) was further sent to you through registered post on 04/01/2023 and was duly published on 05/01/2023 in two different newspapers "The Indian Express and Ei Samay" as per the procedure.

The Authorized Officer do hereby, brings to your notice the provisions envisaged in the statute and terms and conditions as described in the possession notice, by invoking the provision of Section 13(8) of SARFAESI ACT, 2002 in respect of the time period available to the addressee to redeem the secured asset from the date of receipt of this notice.

The Authorized Officer also do hereby bring to notice that the Reserve Price of the secured asset which has been fixed for is amounting to Rs. 1,00,00,000/-.

It is further stated that the below mentioned secured asset will be put on sale through public auction or any other method as prescribed in the statute and publication of the notice of sale under rule 9(1) of the secured assets will be made on 5th May 2024.

This is for your information and taking necessary action to redeem your right of secured asset within the time period as mentioned above.

DETAILS OF THE SCHEDULE OF SECURED ASSET

RESERVE PRICE	Rs.1,00,00,000/-
EMD	Rs.10,00,000/-
E-AUCTION DATE AND TIME	21-05-2024, 11.00 AM to 1.00 PM
LAST DATE OF SUBMISSION OF EMD	20-05-2024 (up to 5.00 P.M)
BID INCREMENT AMOUNT (IN RS.)	Rs.1,00,000/-
DATE OF INSPECTION OF PROPERTY	13-05-2024 and 14-05-2024 (10.00 A.M to 1.00. P.M)
DATE OF PUBLICATION IN NEWS PAPER	"The Indian Express" in English and "Ei Samay" in Vernacular language on 05-05-2024

DESCRIPTION OF THE IMMOVABLE PROPERTY [Secured Asset]

All That on Flat no8, in Block B, on 3rd Floor, admeasuring about covered area 1549. Sq ft, consisting of three bed rooms, one bath, two toilets, one varandah, one kitchen, along with car parking space marked 11, between B block and boundary wall on the back side of the building together with all other common rights and facilities and together with undivided proportionate share of land admeasuring an area of 1 Bigha 4 Cottah 24, sq, ft. be the same little bit more or less, lying and situated at premises No. 24A, Ray Street, Kolkata – 700020. Police Station Bhawanipore, within the ambit of Kolkata Municipal Corporation, Under Ward No. 70.

We hereby give you this notice that the aforesaid secured asset shall be sold by the undersigned if you fail to pay within 30 days from the date of service of this notice, the entire outstanding loan amount aggregating to Rs.1,22,69,432/-, Rs.26,76,813/- and Rs.25,32,679/- which stands in total Rs.1,74,78,924/- (Rupees One Crore Seventy Four Lakhs Seventy Eight Thousand Nine Hundred and Twenty Four Only) as on 29-03-2024 together with further interest, penal interest, costs and charges thereon till the date of payment, as per agreed the terms and conditions mentioned in the Loan Agreement and other documents pertaining to the Loan availed by you. After expiry of 30 days, no further notice whatsoever will be given to you and the Sale Notice publication will be done for the Secured Asset and auction will be held as mentioned above.

**-Sd-
AUTHORISED OFFICER
FOR CHOLAMANDALAM INVESTMENT AND FINANCE COMPANY LIMITED**

