TATA CAPITAL HOUSING FINANCE LTD.

Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, 3rd floor|Sona Wheels Building |3rd Mile|Sevoke Road|Siliguri – 734 008|West Bengal

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)

E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the below mentioned Borrower and/ Co- Borrower, or their legal heirs/representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorised Officer of TCHFL, will be sold on **29-07-2025 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis"** for recovery of outstanding dues from below mentioned Borrower and Co-Borrowers. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E- Auction at 2.00 P.M. on the said **29-07-2025.** The sealed envelope containing Demand Draft of EMD for participating in E- Auction shall be submitted to the Authorised Officer of the TCHFL on or before **28-07-2025 till 5.00 PM** at Branch address **TATA CAPITAL HOUSING FINANCE LIMITED**, Avani Signature, 91/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016, and **TATA CAPITAL HOUSING FINANCE LIMITED,** 3rd floor|Sona Wheels Building |3rd Mile|Sevoke Road|Siliguri – 734 008|West Bengal

The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below ;

Sr. No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)Legal Heir(s) / Legal Representative/ Guarantor(s)	Date of Demand Notice	Reserve Price	Outstanding as on
1.	TCHHL050000010008 8708 & 9982566	MR. ASHOKE DAS MRS. RUPALI DAS	Rs. 25,64,480/- (Rupees Twenty-Five lakh Sixty-Four Thousand Four Hundred and Eighty Only) is due and payable by you under the loan account number TCHHL0500000100088708 and an amount of Rs. 1,00,779.17/- (Rupees One lakh Seven Hundred Seventy-Nine and Seventeen Paise Only) is due and payable by you under the loan account number 9982566 i.e totaling to an amount of Rs. 26,65,259.17p/- (Rupees Twenty-Six lakh Sixty-Five Thousand Two Hundred Fifty-Nine and Seventeen Paise Only) 23-03-2023	**Rs. 20,50,000/-**(Rupees Twenty Lakh Fifty Thousand Only) **Earnest Money Deposit (EMD): -** **Rs. 2,05,000 /-** (Rupees Two Lakh Five Thousand Only) **Type of possession: -** Physical	Rs. 3399710/- (Rupees Thirty Three Lakh Ninety Nine Thousand Seven Hundred Ten Only) is due and payable by you under Agreement no. TCHHL0500000100088708 and an amount of Rs. 184468/- (Rupees One Lakh Eighty Four Thousand Four Hundred Sixty Eight Only) is due and payable by you under Agreement no. 9982566 totalling to Rs. 3584178/- (Rupees Thirty Five Lakh Eighty Four Thousand One Hundred Seventy Eight Only) 04-07-2025
	Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Flat Being No- 207, On The Second Floor South Facing, Measuring About 839 Square Feet Super Built Up Area With Tiles Flooring, Consisting Of 2 (two) Bed Rooms, 1(one) Living/ Dinning Room, Bath, Kitchen Verandah, Toilet-cum-privy, Together With Undivided Proportionate Impartially Share /right Title Interests Of Land, Constructed Of Bastu Land Measuring An Area Of 10 Cottahs Or 7.42 Decimals More Or Less Lying And Situated At Mouza- Jalkhura, J.l No.4, R.s No-62 Under Touzi No-2827, Comprised In R.s Dag No- 734 Under R.s Khatian No- 482, Corresponding To Lr Dag No -835, Police Station- Maheshtala, Being Portion Of Holding No- B-846 Chatta Charial Road, Police Station Maheshtala Under Ward No- 24 Within The Maheshtala Municipality, District South 24 Parganas. **Note :- SA filed by the Borrower against TCHFL (SA/646/2023) is pending before DRT III, Kolkata, and (SA/05/2024) is pending before DRT, Kolkata, No stay order is passed against TCHFL in the said case** **The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation.**			
2.	TCHHL050000010017 8535 & TCHIN0500000100180 577	MR. PRASENJIT PRAMANIK MRS. PRIYANKA DEY	Rs. 25,39,440/- (Rupees Twenty Five Lakhs Thirty Nine Thousand Four Hundred Forty Only) is due and payable by you under the loan account number TCHHL0500000100178535 and an amount of Rs. 2,02,063/- (Rupees Two Lakh Two Thousand Sixty Three Only) is due and payable by you under the loan account number TCHIN0500000100180577 i.e totaling to an amount of Rs. 27,41,503/- (Rupees Twenty Seven Lakh Forty One Thousand Five Hundred Three Only) 12-08-2024	**Rs. 26,10,000/-**(Rupees Twenty Six Lakh Ten Thousand Only) **Earnest Money Deposit (EMD): -** **Rs. 2,61,000 /-** (Rupees Two Lakh Sixty One Thousand Only) **Type of possession: -** Physical	Rs. 239153/- (Rupees Two Lakh Thirty Nine Thousand One Hundred Fifty Three Only) is due and payable by you under Agreement no. TCHIN0500000100180577 and an amount of Rs. 2985702/- (Rupees Twenty Nine Lakh Eighty Five Thousand Seven Hundred Two Only) is due and payable by you under Agreement no. TCHHL0500000100178535 totalling to Rs. 3224855/- (Rupees Thirty Two Lakh Twenty Four Thousand Eight Hundred Fifty Five Only) 04-07-2025
	Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Residential Flat On The 1st Floor, Measuring About 1162 Sq. Ft. Including Super Built Up Area Be The Same A Little More Or Less Built And Constructed At Or Upon A Plot Of Land Measuring About 3 Cottah 10 Chittacks, Be The Same A Little More Or Less, Together With Two Stories Building With Entire Roof Right, Measuring About 1890 Sq. Ft. (one Flat Measuring About 930 Sq. Ft. Super Built Up Area At Eastern Side And Another Flat Measuring About 960 Sq. Ft. Super Built Up Area At Western Side) , Comprised In Mouza Ramchandrapur, J.l. No. 31, R.s. No. 334, Touzi No. 416b1, Pargana- Magura, Appertaning To R.s. Dag No. 73, L.r. Dag No. 96, Under Khatian No. 397, L.r. Khatian No. 77 & 689, Under Premises No. 294/10 Mahatma Gandhi Road, Kolkata- 700104 (zone James Long Sarani To Kabardanga More) (premises Not Located On M.g. Road) Police Station- Haridevpur (formerly Thakurpukur) Ward No. 142, Within The Local Limits Of Kolkata Municipal Corporation (formerly Joka 1 Gram Panchayat), District- South 24 Parganas. Bounded :- East :- By Land In Dag No. 74 & 78 & 8 Ft. Wide Common Passage, West :- By Land In Dag No. 1001. North :- By Land In R.s. Dag No. 74, South : -by Land In Dag No. 72			
3.	10481817	MRS. ARCHANA SIKDER MR. RAMESH SIKDER, MR. TAPASH SIKDER	Rs. 11,45,938/- (Rupees Eleven Lakh Forty Five Thousand Nine Hundred Thirty Eight and Thirty Five Paise Only) 12-09-2022	**Rs. 10,75,000/-**(Rupees Ten Lakh Seventy Five Thousand Only) **Earnest Money Deposit (EMD): -** **Rs. 1,07,500 /-** (Rupees One Lakh Seven Thousand Five Hundred Only) **Type of possession: -** Physical	Rs. 2023061/- (Rupees Twenty Lakh Twenty Three Thousand Sixty One Only) 04-07-2025
	Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Land Along With House Built Thereon; Land Measuring About 2 Cottahs Together With Structure Measuring About 100 Sq Ft. Standing Thereon Forming Part Of R.s Dag No- 2538 Corresponding To L.r Dag No- 4566 Under R.s Khatian No. 167 Corresponding To L.r Khatian No- 4618 And 6511, J.l No- 6, R.s- No-37 In Mouza Halisahar Under P.s Bijpur In The District North 24 Parganas Presently Known And Numbered As Municipal Holding/ Premises No- 132/n Nabanagar Main Road Udner Municpal Ward No-8 Within The Limit Of Halisahar Municipality. Bounded :- East :- Manoranjan Pal Ding, West :- Prakash Das., North :- Manindra Pal Sing, South : -6ft Wide Common Passage **Disclosure :- Writ Petition filed by the Third Party against TCHFL (WP/13968/2025) is pending before Kolkata High Court, No stay order is passed against TCHFL in the said case**			
4.	10584368	MRS. SIMA MALLICK MR. RAJA MALLICK MR. SUBIR SUR	Rs. 37,25,938.77/- (Rupees Thirty-Seven lakh Twenty-Five Thousand Nine Hundred Thirty-Eight and Seventy-Seven Paise Only) 13-12-2022	**Rs. 31,60,000/-**(Rupees Thirty One Lakh Sixty Thousand Only) **Earnest Money Deposit (EMD): -** **Rs. 3,16,000 /-** (Rupees Three Lakh Sixteen Thousand Only) **Type of possession: -** Physical	Rs. 5361725/- (Rupees Fifty Three Lakh Sixty One Thousand Seven Hundred Twenty Five Only) 04-07-2025
	Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being A Residential Flat Being Flat No- B2 Lying On The Second Floor At The Southern Side Having Super Built Up Area Of 910 Sq Ft More Or Less Consisting Of Three Bedrooms, One Drawing Cum Dining Room, One Kitchen, Two Toilets Of The G+3 Storied Building With The Right, Title, And Interest In The Undivided Proportionate Share In Land Attributable To The Flat In A Newly Constructed Building At Municipal Premises No- 62e/ 54a Raja Subodh Chandra Mullick Road Having Postal Address D/82, Bapuji Nagar, Police Station- Jadavpur Kolkata – 700092, Within The Limits Of Kolkata Municipal Corporation Ward No-96 A.d.s.r Office At Alipore District- South 24 Parganas On The Land Measuring More Or Less 4 Cottahs Together With A G+3 Storied Building Standing Thereon Lying And Situate At Mouza – Bedriapur, J.l No- 34 Comprised In E/p No- 54, S.p 212, Appertaining To C.s Plot No- 523 (p) 524 (p) 532 (p) , 533 (p), Within The Limit Of Kolkata Municipal Corporation Ward No- 96 Being Premises No- 62e/54a, Raja Subodh Chandra Mullick Road, Also Known As Postal Address D/82, Bapuji Nagar Police Station – Jadavpur Kolkata – 700092, A.d.s.r. Office At Alipore, District – South 24 Parganas, Which Is Butted And Bounded By: North: 6 Feet Wide Colony Road, South: 16'-6' Wide Colony Road, East: E.p No- 50, 51, &56, West: 7 Feet Wide Colony Road			
5.	TCHHF054400010017 7531 & TCHIN0544000100178 917	MRS. ASHA KUMARI KUSHWAHA MR. ATUL KUMAR MISHRA	Rs. 30,90,314/- (Rupees Thirty Lakhs Ninety Thousand Three Hundred Fourteen Only) is due and payable by you under the loan account number TCHHF0544000100177531 and an amount of Rs. 1,85,552/- (Rupees One Lakh Eighty Five Thousand Five Hundred Fifty Two Only) is due and payable by you under the loan account number TCHIN0544000100178917 i.e totaling to an amount of Rs. 32,75,866/- (Rupees Thirty Two Lakh Seventy Five Thousand Eight Hundred Sixty Six Only) 11-07-2024	**Rs. 41,40,000/-**(Rupees Forty One Lakh Forty Thousand Only) **Earnest Money Deposit (EMD): -** **Rs. 4,14,000 /-** (Rupees Four Lakh Fourteen Thousand Only) **Type of possession: -** Physical	Rs. 3570109/- (Rupees Thirty Five Lakh Seventy Thousand One Hundred Nine Only) is due and payable by you under Agreement no. TCHHF0544000100177531 and an amount of Rs. 226621/- (Rupees Two Lakh Twenty Six Thousand Six Hundred Twenty One Only) is due and payable by you under Agreement no. TCHIN0544000100178917 totalling to Rs. 3796730/- (Rupees Thirty Seven Lakh Ninety Six Thousand Seven Hundred Thirty Only) 04-07-2025
	Description of the Immovable Property: All That Piece And Parcel Of One Residential Flat Measring 1150 Sq. Ft. At 1st Floor Including Super Built Up Area Of The Multi Storied Together With Undivided Proportionate Share Of The Land Measring 5 Katha, Appertaining To Plot No. 43 (r.s.) Recorded Under Khatian No. 3/1 (r.s.) Situated Within Mouza- Ghokma, J.l. No. 109, Pargana- Patharghata, Ward No.2 Under Siliguri Municipal Corporation, Within The Jurisdiction Of Police Station- Pradhan Nagar In The District Of Darjeeling. **Disclosure :- SA filed by the Third Party against TCHFL (SA/104/2025) is pending before DRT, Siliguri, No stay order is passed against TCHFL in the said case**			
6.	TCHHL054400010020 8760 & TCHIN0544000100210 348	MR. PIJUSH SARKAR MRS.RABINA SARKAR	Rs. 44,70,156/- (Rupees Forty Four Lakh Seventy Thousand One Hundred Fifty Six Only) is due and payable by you under Agreement no. TCHHL0544000100208760 and an amount of Rs. 2,06,192/- (Rupees Two Lakh Six Thousand One Hundred Ninety-Two Only) is due and payable by you under Agreement no. TCHIN0544000100210348, totaling to Rs. 46,76,348/- (Rupees Forty-Six Lakh Seventy-Six Thousand Three Hundred Forty-Eight Only) 08-01-2025	**Rs. 67,50,000/-**(Rupees Sixty Seven Lakh Fifty Thousand Only) **Earnest Money Deposit (EMD): -** **Rs. 6,75,000 /-** (Rupees Six Lakh Seventy Five Thousand Only) **Type of possession: -** Physical	Rs. 4482930/- (Rupees Forty Four Lakh Eighty Two Thousand Nine Hundred Thirty Only) is due and payable by you under Agreement no. TCHHL0544000100208760 and an amount of Rs. 224546/- (Rupees Two Lakh Twenty Four Thousand Five Hundred Forty Six Only) is due and payable by you under Agreement no. TCHIN0544000100210348 totalling to Rs. 4707476/- (Rupees Forty Seven Lakh Seven Thousand Four Hundred Seventy Six Only) 04-07-2025
	Description of the Immovable Property: All That Piece And Parcel Of Land Measuring 0.16 Acre, Appertaining To Plot No. 173 (r.s.), 364 (l.r.), Recorded Under Khatian No. 10/10 & 10/15 (r.s.), 3736 & 3737 (l.r.), Situated Within Mouza - Shisabari, J.l. No. 41, Touzi No. 91, Pargana - Patharghata, Under Champasari Gram Panchayat, Within The Jurisdiction Of Police Station - Pradhan Nagar, In The District Of Darjeeling. The Said Land Is Butted And Bounded As Follows: North: Sold Land Of Hiralal Bhagat. South: 14 Feet Wide Road. East: 22 Feet Wide Road. West: Land Of Raj Kumar Gupta. (more Fully Described In Schedule A Hereto)			
7.	10023957	MR. SANJAY SHILSHARMA S/O SURJA SHIL SHARMA MRS. RATNA SHILSHARMA W/O SANJAY SHILSHARMA	Rs. 8,96,209/- (Rupees Eight Lakh Ninety Six Thousand Two Hundred Nine Only) 12-06-2024	**Rs. 15,75,000/-**(Rupees Fifteen Lakh Seventy Five Thousand Only) **Earnest Money Deposit (EMD): -** **Rs. 1,57,500 /-** (Rupees One Lakh Fifty Seven Thousand Five Hundred Only) **Type of possession: -** Physical	Rs. 1068596/- (Rupees Ten Lakh Sixty Eight Thousand Five Hundred Ninety Six Only) 04-07-2025
	Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being Vacant Land Measuring 5 Katha Or 0.825 Acre Or 8.25 Decimals, In Part Of R.s. Plot No. 283 Corresponding To The Part Of L.r. Plot No. 1052, Recorded In L.r. Khatian No. 1981, 1982, 1983, & 1984 Of Mouza- Karaibari, J.l. No. 39 Within The Jurisdiction Of Police Station- Matigara Now Pradhan Nagar, Sub Division- Siliguri, Pargana- Patharghata, A.d.s.r Office, Siliguri-ii At Bagdogra, District- Darjeeling Situates Under Champasari Gram Panchayat Bounded :- East :- 14 Feet Wide Road, West :- Land Of Vendors. North :- 35 Feet Wide Kutcha Road, South : -land Of Vendors Sold To Shanki Shil Sharma,			

At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

NOTE: The E-auction of the properties will take place through portal https://auctionbazaar.com on 29-07-2025 between 2.00 PM to 3.00 PM with limited extension of 5 minutes each.

Terms and Condition: 1. The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation. In the event of any dispute arising as to the amount bid, or as to the bidder, the Immovable Property shall at once again be put up to auction subject to the discretion of the Authorised Officer. **2.** The Immovable Property shall not be sold below the Reserve Price. **3.** Bid Increment Amount will be: Rs.10,000/- (Rupees Ten Thousand Only) **4.** All the Bids submitted for the purchase of the property shall be accompanied by Earnest Money as mentioned above by way of a Demand Draft favoring the "TATA CAPITAL HOUSING FINANCE LTD." Payable at Branch address. The Demand Drafts will be returned to the unsuccessful bidders after auction. For payment of EMD through NEFT/RTGS/IMPS, kindly contact Authorised Officer. **5.** The highest bidder shall be declared as successful bidder provided always that he/she is legally qualified to bid and provided further that the bid amount is not less than the reserve price. It shall be in the discretion of the Authorised Officer to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so. **6**. For reasons recorded, it shall be in the discretion of the Authorised Officer to adjourn/discontinue the sale. **7.** Inspection of the Immovable Property can be done on 21-07-2025 between 11 AM to 5.00 PM. with prior appointment. **8**. The person declared as a successful bidder shall, immediately after such declaration, deposit twenty-five per cent of the amount of purchase money/bid which would include EMD amount to the Authorised Officer within 24Hrs and in default of such deposit, the property shall forthwith be put to fresh auction/Sale by private treaty. **9.** In case the initial deposit is made as above, the balance amount of the purchase money payable shall be paid by the purchaser to the Authorised Officer on or before the 15th day from the date of confirmation of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. **10.** In the event of default of any payment within the period mentioned above, the property shall be put to fresh auction/Sale by private treaty. The deposit including EMD shall stand forfeited by TATA CAPITAL HOUSING FINANCE LTD and the defaulting purchaser shall lose all claims to the property. **11**. Details of any encumbrances, known to the TATA CAPITAL HOUSING FINANCE LTD, to which the property is liable: as per table above. The Intending Bidder is advised to make their own independent inquiries regarding encumbrances on the property including statutory liabilities arears of property tax, electricity etc. **12.** For any other details or for procedure online training on e-auction the prospective bidders may contact the Service Provider, ARCA EMART PRIVATE LIMITED, 6-3-1090/1/1, II Floor, Part B, Uma Hyderabad House, Rajbhavan Road, Somajiguda, Hyderabad – 500082 Email Id : contact@auctionbazaar.com / support@auctionbazaar.com or Manish Bansal, Email id Manish.Bansal@tatacapital.com Authorised Officer Mobile No 8588983696. Please send your query on WhatsApp Number – 9999078669 **13.** TDS of 1% will be applicable and payable by the highest bidder over the highest declared bid amount. The payment needs to be deposited by highest bidder in the PAN of the owner/ borrower(s) and the copy of the challan shall be submitted to our company. **14**. Please refer to the below link provided in secured creditor's website https://surl.li/qoturj & https://surl.li/xwodkb for the above details. **15.** Kindly also visit the link: https://www.tatacapital.com/property-disposal.html

Please Note - TCHFL has not engaged any broker/agent apart from the mentioned auctioning partner for sale/auction of this property. Interested parties should only contact the undersigned or the Authorised officer for all queries and enquiry in this matter.

Place:- West Bengal
Date :- 11-07-2025

Sd/- Authorised Officer
Tata Capital Housing Finance Ltd.

SMFG INDIA CREDIT COMPANY LIMITED

SMFG IndiaCredit — Pragati Ki Nayi Pehchaan

Corporate Off. : 10th Floor, Office No. 101, 102 & 103, 2 North Avenue, Maker Maxity, Bandra Kurla Complex, Bandra (E), Mumbai - 400051
Regd. Off. : Commerzone IT Park, Tower B, 1st Floor, No. 111, Mount Poonamallee Road, Porur, Chennai - 600116.

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice of **15 days** for Sale of Immovable Assest(s) under the securitization and Reconstruction of Financial Assests and Enforcement of Security Interest Act, 2002 read with Provision to Rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in General and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the Possession of which has been taken by the Authorised Officer of SMFG India Credit Company Limited ("Secured Creditor"), will be sold on **"AS IS WHERE IS", "AS IS WHAT IS"** and **"WHATEVER THERE IS"** on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till date of realization, due to SMFG India Credit Company Limited/Secured Creditor from the Borrower(s) and Guarantor(s) mentioned herein below. The Reserve Price, Earnest Money Deposit (EMD) and Last Date of EMD deposit is also mentioned herein below :

Borrower(s)/ Guarantor(s) Loan Account	Demand Notice Date & Amount	Description of the Immovable Property	Reserve Price, EMD & Last Date of Submission of EMD	(1) Date and Time of E-Auction & (2) Encumbrances if any
(1) NEW CREATIONS (2) RAJIB BANERJEE (3) SANJOY BANERJEE (4) MOUSUMI BANERJEE LAN NO. : 186301310271668	11.08.2021 Rs. 72,23,960/- (Rupees Seventy Two Lacs Twenty Three Thousand Nine Hundred Sixty only) as on 11.08.2021	PHYSICAL POSSESSION TAKEN ON 31.01.2024. ALL THAT LAND MEASURING ABOUT 2 COTTAH 11 CHITTACKS AND 03 SQ. FT. TOGETHER WITH STRUCTURE STANDING THEREON FORMING PART OF DAG NO. 1792 UNDER KHATIAN NO. 994 AND J.L. NO. 19 IN MOUZA GARFA UNDER P.S.-KASBA IN DISTRICT SOUTH 24 PARGANAS PRESENTLY KNOWN AND NUMBERED AS MUNICIPAL PREMISES NO. 2 (NOW 563), PURBACHAL ROAD (NEAR SURANDRANATH SARANI), KOLKATA-700078 UNDER MUNICIPAL WARD NO. 106 WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION.	The Reserve Price will be Rs. 69,70,000/- (Rupees Sixty Nine Lacs Seventy Thousand only) and the Earnest Money Deposit will be Rs. 6,97,000/- (Rupees Six Lacs Ninety Seven Thousand only) on or before 04.08.2025	(1) Date : 05.08.2025 Time : 11.00 AM to 01.00 PM (with unlimited extensions of 5 minute each). (2) Not known to Authorised Officer except S.A. No. 183/ 2022 at DRT-III, Kolkata.

For details terms and conditions of the sale, please refer to the link provided in SMFG India Credit Company Limited/Secured Creditor's website i.e. address **www.smfgindiacredit.com**

Place : Kolkata
Date : 11.07.2025

Authorised Officer,
SMFG India Credit Company Limited
Contact No. 9051329291

Notice under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (The Act)

Sr. No.	Name of Borrower(s) (A)	Particulars of Mortgaged property/properties (B)	Date Of NPA (C)	Outstanding amount (Rs.) (D)
1.	LOAN ACCOUNT NO. HLLAKOL00552164 1. INDEEDCARE HOSPITALITY SERVICES LLP (THROUGH ITS PARTNERS) 2. AJAY KUMAR 3. ANUPURBA BOSE 4. SANJEEV KUMAR 5. 365 CELEBRATIONS PVT. LTD. (GUARANTOR) 6. XEN SUITES LLP (THROUGH ITS PARTNERS) (GUARANTOR)	FLAT NO. - GA X04, NORTH - EAST SIDE, XANADU CONDOMINIUM , BUILDING GAMMA, 10TH FLOOR, HOLDING NO. AS/16/BI - A/10 - 11, GOPALPUR RAJARHAT ROAD (SALUA), WARD NO. 5, P. S. - AIRPORT, P. O. - R. GOPALPUR, UNDER BMC, KOLKATA - 700136, WEST BENGAL.	03.06.2025	Rs. 71,36,479.82/- (Rupees Seventy One Lakh Thirty Six Thousand Four Hundred Seventy Nine and Paise Eighty Two Only) as on 25.06.2025
2.	LOAN ACCOUNT NO. HLLAKOL00551659 1. INDEEDCARE HOSPITALITY SERVICES LLP (THROUGH ITS PARTNERS) 2. AJAY KUMAR 3. ANUPURBA BOSE 4. SANJEEV KUMAR 5. 365 CELEBRATIONS PVT. LTD. (GUARANTOR) 6. XEN SUITES LLP (THROUGH ITS PARTNERS) (GUARANTOR)	STUDIO APARTMENT XANADU, KNOWN AS SIDDHA XANADU STUDIOS, 3RD, 4TH, 5TH AND 6TH FLOOR, STUDIO APARTMENT NO. 319, 419, 423 TO 426, 432, 516, 519, 534, 518, 616, 623, 627, HOLDING NO. - AS/275/BLOCK A, RAJARHAT MAIN ROAD, WARD NO. 5, P. S. - AIRPORT, P. O. - R GOPALPUR, UNDER BMC, KOLKATA - 700136, WEST BENGAL.	03.06.2025	Rs. 3,85,59,165.75/- (Rupees Three Crore Eighty Five Lakh Fifty Nine Thousand One Hundred Sixty Five and Paise Seventy Five Only) as on 25.06.2025
3.	LOAN ACCOUNT NO. HLLAKOL00551657 1. INDEEDCARE HOSPITALITY SERVICES LLP (THROUGH IYS PARTNER) 2. AJAY KUMAR 3. SANJEEV KUMAR 4. ANUPURBA BOSE 5. 365 CELEBRATIONS PVT. LTD. (GUARANTOR) 6. XEN SUITES LLP (THROUGH ITS PARTNER) (GUARANTOR)	STUDIO APARTMENT NO. 108, 109, 110, 111, 113, 116, 117, 120, 122, 124, 126, 128, 217, 219, 222, 223, 224, 225, 226, 228, 230, 1ST AND 2ND FLOOR, KNOWN AS SIDDHA XANADU STUDIOS, HOLDING NO. AS/275/ BLOCK - A, RAJARHAT MAIN ROAD, WARD NO. 5, P. S. AIRPORT, P. O. - R GOPALPUR, UNDER BMC, KOLKATA - 700136, WEST BENGAL.	03.06.2025	Rs. 5,12,26,885.12/- (Rupees Five Crore Twelve Lakh Twenty Six Thousand Eight Hundred Eighty Five and Paise Twelve Only) as on 20.06.2025

That the above named borrower(s) have failed to maintain the financial discipline towards their loan account (s) and as per books of accounts maintained in the ordinary course of business by the Company, Column D indicates the outstanding amount.

Due to persistent default in repayment of the Loan amount on the part of the Borrower(s) the above said loan account has been classified by the Company as Non Performing Asset (as on date in Column C) within the guidelines relating to assets classification issued by Regulating Authority. Consequently, notices under Sec. 13(2) of the Act were also issued to each of the borrower.

In view of the above, the Company hereby calls upon the above named Borrower(s) to discharge in full his / their liabilities towards the Company by making the payment of the entire outstanding dues indicated in Column D above including up to date interest, costs, and charges within 60 days from the date of publication of this notice, failing which, the Company shall be entitled to take possession of the Mortgaged Property mentioned in Column B above and shall also take such other actions as is available to the Company in law.

Please note that in terms of provisions of sub - Section (8) of Section 13 of the SARFAESI Act, "A borrower can tender the entire amount of outstanding dues together with all costs, charges and expenses incurred by the Secured Creditor only till the date of publication of the notice for sale of the secured asset(s) by public auction, by inviting quotations, tender from public or by private treaty. Further it may also be noted that in case Borrower fails to redeem the secured asset within aforesaid legally prescribed time frame, Borrower may not be entitled to redeem the property."

In terms of provision of sub-Section (13) of Section 13 of the SARFAESI Act, you are hereby prohibited from transferring, either by way of sale, lease or otherwise (other than in the ordinary course of his business) any of the secured assets referred to in the notice, without prior written consent of secured creditor.

For Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Ltd.)
Authorized Officer

Place : KOLKATA

APPENDIX -IV-A - E-AUCTION-PUBLIC SALE NOTICE of IMMOVABLE PROPERTY/IES

pnb Housing Finance Limited — Ghar Ki Baat

E-AUCTION-SALE NOTICE FOR SALE OF IMMOVEABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO TO RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

Reg. Off.:- 9th Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001, Phones:-011-23357171, 23357172, 23705414, Web:-www.pnbhousing.com

B.O. KOLKATTA :5thFloorSouthBlock,PremisesNo.7KYDStreet,Kolkatta-700016

Notice is hereby given to the public in general and in particular to the borrower(s) & guarantor(s) indicated in Column no-A that the below described immovable property (ies) described in Column no-D mortgaged/charged to the Secured Creditor, the constructive/Physical Possession of which has been taken (as described in Column no-C) by the authorized Officer of **M/s PNB Housing Finance Limited**/Secured Creditor, will be sold on **"AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS"** as per the details mentioned below. Notice is hereby given to borrower(s)/mortgagor(s)/Legal Heirs, Legal Representative, (whether Known or Unknown), executor(s), administrator(s), successor(s), assignee(s) of the respective borrowers/ mortgagor(s)(since deceased) as the case may be indicated in Column no-A under Rule-8(6) & 9 of the Security Interest Enforcement Rules, 2002 amended as on date. For detailed terms and conditions of the sale, please refer to the link provided in **M/s PNB Housing Finance Limited/secured creditor's website i.e. www.pnbhousing.com.**

Loan No. Name of the Borrower/ Co- Borrower/Guarantor/Legal heirs(A)	Demanded Amount & Date (B)	Nature of possession (C)	Description of the Properties mortgaged (D)	Reserve Price (RP) (E)	EMD (10% of RP) (F)	Last Date of Submision of Bid (G)	Bid Incremental Rate (H)	Inspection Date & Time (I)	Date of Auction & Time (J)	Known Encumbrances/Court Case if any (K)
HOU/KOL/0819/736786 KAMLESH YADAV, CHINTA YADAV B.O.: Kolkata	Rs. 16,63,912.49 15-04-2024	Physical	All That Flat Being No. 403 On The Fourth Floor At North-western Portion Measuring About 728 Sq. Ft Super Built Up Area Built And Constructed At Or Upon The Plot Of Land Measuring About 3 Cottahs 11 Chittacks Comprised In Mouza Bamungachi, Jl No. 10, Appertaining To L.r Dag No. 200 And 198 Under L.r Khatian No. 1361, 1362, 1365 And 2115, Being Holding No. 57/2, B Road, Salkia Bamungachi Under Ps Liluah, Ward No. 7, Within The Limits Of Howrah Municipal Corporation In District Howrah Which Is Butted Andbounded As:-on The North: Hmc Drain, On The South- Land And Building Of Purnima Das; On The East : Land And Building Of Tara Pada Chatterjee And Others; On The West : 10 Feet Wide Common Passage.	RS. 1,749,000	RS. 174,900	11-08-25	RS. 10,000	04.08.2025 10.00 AM - 5.30 PM	12.08.2025 02.00 PM - 03.00PM	Not Known
HOU/KOL/0620/800097 PARIMAL MANDAL, SUKLA MANDAL B.O.: Kolkata	21,64,364.03 12-11-2021	Physical Possession	All That One Self Contained Residential Flat Being No.j, Measuring Super Built Up Area Of 935 Sq. Ft. More Or Less Atthe South- East Side Of The Third Floor Of The Proposed Multistoried Building Under The Name And Style Of 'dipa Apartment' Consisting Of Two Bed Rooms, One Dining Cum Kitchen, Two Toilets And One Balcony Lying And Situated At Land Measuring An Area About 4 Cottah Little More Or Less Situated At Mouza- Khardah, J.l. No.2, R.s. No.18, Touzi No.145,2998,under R.s. Khatian No. 1921, Corresponding To L.r. Khatian No.3483 8 1769/1, Comprised In R.s. Dag No. 2533, Corresponding To L.r. Dag No. 4418 Within The Local Ambit Of Khardah Municipality, Being Municipal Holding No. 60/26/3,bosepara Thana Road, Ps. Khardah, A.d.s.r. Office Barrackpore Now Sodepur, Kolkata-700116, District 24 Parganas (north)property Butted And Bounded As Follows:- On The North By Property Of Bimal Das; On The South By Property Of Gopal Bhattacharjee; On The East By Other Property; On The Westby 16 Ft. Wide Thana Road	RS. 2,524,000	RS. 252,400	11-08-25	RS. 10,000	04.08.2025 10.00 AM - 5.30 PM	12.08.2025 02.00 PM - 03.00PM	Not Known

***Together with the further interest @18% p.a. as applicable, incidental expenses, cost, charges etc. incurred upto the date of payment and/or realization thereof. ** To the best knowledge and information of the authorized Officer of PNB Housing Finance Limited, there are no other encumbrances/ claims in respect of above mentioned immovable/secured assets except what is disclosed in the Column No.-K. Further such encumbrances to be catered/paid by the successful purchaser/bidder at his/her end. The prospective purchaser(s)/bidders are requested to independently ascertain the veracity of the mentioned encumbrances. (1.)** As on date, there is no order restraining and/or court injunction PNBHFL/the authorized Officer of PNBHFL from selling, alienating and/or disposing of the above immovable properties/secured assets and status is mentioned in column no-K **(2.)** The prospective purchaser/bidder and interested parties may independently take the inspection of the pleading in the proceedings/orders passed etc. if any, stated in column no-K. Including but not limited to the title of the documents of the title pertaining thereto available with the PNBHFL and satisfy themselves in all respects prior to submitting tender/bid application form or making Offer(s). The bidder(s) has to sign the terms and conditions of this auction along with the Bid Form. **(3.)** Please note that in terms of Rule 9(3) of