

**SALE NOTICE/ E-AUCTION**  
**(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)**

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) 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 Borrower (s) and Co-Borrower(s), or their legal heirs/representatives 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 Avanse Financial Services Ltd (AFSL) on 21<sup>st</sup> March, 2022, will be sold on **“As is where is”, “As is what is”, “Whatever there is”** and **without recourse basis** on **06/01/2023**, for recovery of Rs. 4,13,86,845/- (Rupees Four Crores Thirteen Lakhs Eighty Six Thousand Eight Hundred and Forty Five only) outstanding as on 31<sup>st</sup> Aug, 2019. along with further Interest and additional/Penal Interest from 31<sup>st</sup> Aug, 2019, due to the Secured Creditor i.e. Avanse Financial Services Ltd. from M/s MUKESH CREATION PRIVATE LIMITED (through its Directors & Other Officials), **as Borrower**, MUKESH KUMAR AGARWAL, SABITRI DEVI AGARWAL ,MOHIT AGARWAL and R M CREATION PRIVATE LTD (Through its Directors), **as the Co-Borrowers**.

The reserve price will be **Rs 2,50,44,188/-** & the earnest money deposit will be Rs 25,04,419/-.

Description of Secured Asset	Type of Possession	Reserve Price (Rs) / Incremental Amount	Earnest Money (Rs)/
<p><b>Property 1:</b> All that Unit no. 1A being the entire first floor (Marble floor) admeasuring about 4850 sq. ft. of a G+3 storied building built and constructed at or upon the plot of land measuring 07 cottahs,04 chittacks,7.2 Sq. ft, forming part of R.S. Dag No. 153, L.R. Dag/Hal Dag No. 203 under R.S. Khatian no. 159, L.R. Khatian nos. 56&amp;800, L.R. Khatian nos. 2253,2254,2255&amp;</p>	Physical	<p>Rs./- 2,50,44,188/-</p> <p>Rs. 50,000/- in Multiple (Incremental Amount)</p>	Rs. 25,04,419/-



Avanse Financial Services Ltd.

001 & 002 Fulcrum, A Wing,  
Ground Floor, Sahar Road,  
Next to Hyatt Regency,  
Andheri (East),  
Mumbai – 400 099  
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**ASPIRE WITHOUT BOUNDARIES**

<p>2256, J.L.no.90, R.S. no. 1782, Touzi no.1, Burdwan in Mouza Garalgacha under P.S. Chanditala in the District Hooghly within the limits of Garalgacha Gram Panchayat and also with the Registration Jurisdiction of A.D.S.R Janai, Hooghly D.S.R-II Hooghly and ARA-III, Kolkata and within the administration B.L.&amp; L.R.O. Chanditala-II, Dankuni Hooghly, West Bengal together with proportionate undivided share in the land comprised in the said premises including all easement rights and all other rights, appurtenances and inheritances for access and user of the said unit</p> <p><b>Property2:</b></p> <p>All that Unit no. 2A being the Second floor, (Marble floor) admeasuring about 4850 sq. ft. of a G+3 storied building built and constructed at or upon the plot of land measuring 07 cottahs,04 chittacks,7.2 Sq. ft, forming part of R.S. Dag No. 153, L.R. Dag/Hal Dag No. 203 under R.S. Khatian no. 159, L.R. Khatian nos. 56&amp;800, L.R. Khatian nos. 2253,2254,2255&amp; 2256, J.L.no.90, R.S. no. 1782, Touzi no.1, Burdwan in Mouza Garalgacha under P.S. Chanditala in the District Hooghly within the limits of Garalgacha Gram Panchayat and also with the Registration Jurisdiction of A.D.S.R Janai, Hooghly D.S.R-II Hooghly and ARA-III, Kolkata and within the administration B.L.&amp; L.R.O. Chanditala-II, Dankuni Hooghly, West Bengal together with proportionate undivided share in the land comprised in the said premises including all easement rights and all other rights, appurtenances and inheritances for access and user of the said unit</p>			
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The description of the property that will be put up for sale is in the Schedule. The sale will also be stopped if, amount due as aforesaid, interest and costs (including the cost of the sale) are tendered to the 'Authorized Officer' or proof is given to his satisfaction that the amount of such secured debt, interest and costs has been paid. At the sale, the public generally is invited to submit their tender 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 property sold.

If the Borrower pays the amount due to the Avanse Financial Services Ltd. (AFSL) in full before the date of sale, the sale is liable to be stopped. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

The E-auction will take place through portal <https://sarfaesi.auctiontiger.net> or Auctiontiger Mobile App (Android) on **06/01/2023** between **2.00 pm to 3.00 pm** with unlimited extension of 5 minutes each.

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 lot shall at once again be put up to auction
2. The Property shall not be sold below the reserve price.
3. Bid Increment amount will be Rs. 50,000/-.
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 **"Avanse Financial Services Ltd." payable at Avanse Financial Services Ltd. 44, Park Street, Saket Building, 2<sup>nd</sup> Floor, Kolkata, West Bengal – 700016"** before **5.00 PM** on the said **05-Jan-2023** and The Demand Drafts will be returned to the unsuccessful bidders.



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5. The highest bidder shall be declared to be the purchaser of any lot provided always that he is legally qualified to bid and provided further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the 'Authorized Officer' to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it advisable to do so.
6. For reasons recorded, it shall be in the discretion of the 'Authorized Officer' to adjourn /discontinue the sale.
7. Inspection of the property may be done with prior appointment with Authorised Officer. **(Plz call to Mr. Haripada Pramanik (Mobile No. 6289065046) and/or Mr. Ashish Chaturvedi on 9321413969.**
8. The person declared as bid winner shall, immediately after such declaration, deposit twenty-five per cent (25%) of the purchase amount to the 'Authorized Officer' and, in default of such deposit, the property shall forthwith be put up again and resold.
9. In case the initial deposit is made as above said, the balance amount of the purchase money payable shall be paid by the purchaser to the 'Authorized 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. In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. The deposit shall stand forfeited to the Avanse Financial Services Ltd. and the defaulting purchaser shall forfeit all the claims over the property or to any part of the sum for which it may be subsequently sold.
10. Details of any encumbrances, known to the Avanse Financial Services Ltd., to which the property is liable: Nil. Claims, if any, which have been put forward to the property and any other known particulars bearing on its nature and value: Nil Nothing other than the above
11. For details, help, procedure and online training on e-auction prospective bidders may contact the Service Provider, **E-Procurement Technologies Ltd.** Name: Ram Sharma, Email ID: [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) & Contact No.9978591888.



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12. For detailed terms and conditions of the Sale, please refer to the link provided in the website i.e. <https://www.avanse.com/> and/or <https://sarfaesi.auctiontiger.net>.
13. Note: The intending bidders may contact the Authorised Officer Mr. Pawan Kumar / Email id: [Pawan.dagar@avanse.com](mailto:Pawan.dagar@avanse.com) Mobile No. 8097082598. And/Or Mr. Haripada Pramanik (Mobile No. 6289065046) / Email Id: [haripada.parmanik@avanse.com](mailto:haripada.parmanik@avanse.com) and also to [Ashish Chaturvedi](mailto:Ashish.Chaturvedi@avanse.com) **9321413969 / Email Id : ashish.chaturvedi@avanse.com.**

Place: - Kolkata

Date- 18th Dec, 2022

Sd/-

Authorized Officer  
Avanse Financial Services Ltd.

**Registered Address:**

001 & 002, Fulcrum Business Center- A Wing, Near Hyatt Regency Hotel, Ashok Nagar, Sahar Road, Andheri (E), Mumbai – 400 099

**Branch Address:**

Avanse Financial Services Ltd., 44, Park Street, Saket Building, 2<sup>nd</sup> Floor, Kolkata, West Bengal – 700016.



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