



**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

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) of the Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the **Borrowers M/s. BRH Wealth Creators Ltd, Mr. Anubhav Bhatner, Mr. Raj Kumar Bhatner, M/s. BMA Properties Pvt. Ltd, M/s. Parton Commercial Pvt. Ltd, M/s. Polo Setco Tie up Pvt. Ltd.** [Guarantors / Mortgagors] that the below described immovable property mortgaged/charged to the HDFC Bank Limited as Secured Creditor, the Physical possession of which has been taken by the **Authorised Officer of HDFC Bank Ltd., will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS"** basis on **17th October, 2022, for recovery of Rs.41,24,43,587.54p** as on **10.03.2020** as per Demand Notice dated **16.03.2020**, due to the **HDFC Bank Ltd.** as Secured Creditor for realization of Bank's dues plus interest till realization, from Borrower.

**DESCRIPTION OF IMMOVABLE PROPERTIES**

Description of immovable property	Inspection Date and Time	Reserve Price	Date / Time of E-Auction	Encumbrances
		EMD		
		Bid Increase Amount		
All that the building consisting of basement + 5 Floors with the basement floor 2909.509 Sq Ft (270.300 Sq Mt), Ground Floor measuring 614.376 Sq Ft (57.077 Sq Mt), First Floor measuring 2452.437 Sq. Ft. (227.837 Sq Mt.), Second Floor measuring 2514.136 Sq Ft (233.569 Sq Mt.) together with car parking spaces on the Ground Floor measuring 2152.800 Sq. Ft. (200 Sq Mt.) that is a total area of 15259.42 Sq. Ft. (1417.635 Sq Mt) and together with all the furniture, fixtures and other installation therein constructed on a plot of land measuring more of less 10 cottah 7 chittacks lying and situated at Premises No 29/5A, Dr. Ambedkar Sarani, Kolkata – 700 046, P. S. Topsia within the limits of the Ward No. 59 of the Kolkata Municipal Corporation, Sub-Registry Office at Sealdah, in the district of South 24 Parganas, standing in the name of BMA Properties Pvt. Ltd., and bounded as under: North: Premises No. 86C, Topsia Road (South), Kolkata; South: Public Road known as Park Circus Connector; East: Partly by Premises No. 29/8 & partly by Premises No. 29/7, Dr. Ambedkar Sarani; West: Premises No. 86C, Topsia Road (South), Kolkata.	27/09/2022 11 AM - 12 PM	Rs.14,77,00,000/-	17.10.2022 at 11 AM - 12 Noon	Not Known
		Rs.14,77,00,000/-		
		Rs.5,00,000/-		

**TERMS & CONDITIONS:**

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The Bank however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above mentioned dates and time.** 2. The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through Pay Order/ Demand Draft of Nationalized / Scheduled Bank drawn in favor of **HDFC Bank Limited payable at Kolkata.** It should reach the office of the **HDFC BANK LTD. At 1st Floor, Jardine House, 4 Clive Row, Kolkata-700001 latest by 2:00 p.m. on or before 15.10.2022.** Offers below the Reserve Price / without EMD / qualified / conditional shall be disqualified. 3. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon. Helpline Nos : 0124-4302020/21/22/23/24, Mr.Vinod Chowhan Mobile: 9813887931. Help Line e-mail ID: support@bankeauctions.com, [kolkata@c1india.com](mailto:kolkata@c1india.com) and for any property related query may contact the concerned Authorised Officer Mr.Ashutosh Pattanaik (Mobile-7978951481), E Mail- [ashutosh.pattanaik4@hdfcbank.com](mailto:ashutosh.pattanaik4@hdfcbank.com) or at address as mentioned above in office hours during the working days. (10 AM to 2:00 PM) 4. The highest bid shall be subject to approval of HDFC Bank Limited. Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in [www.hdfcbank.com](http://www.hdfcbank.com) and [www.bankeauctions.com](http://www.bankeauctions.com)

**STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002**

The borrower/guarantors in the account M/s. BRH Wealth Creators Ltd, Mr. Anubhav Bhatner, Mr. Raj Kumar Bhatner, M/s. BMA Properties Pvt. Ltd, M/s. Parton Commercial Pvt. Ltd, M/s. Polo Setco Tie up Pvt. Ltd are hereby notified to pay the sum as mentioned above along with upto dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

**Date: 12.09.2022**  
**Place: Kolkata**

**Sd/- Authorised Officer,**  
**HDFC Bank Ltd.**