

BY COURIER / E-MAIL

Ref. No.: ARC-13458/M009OOX-1

ARC-13953/M009OOX-4

March 12, 2022

To,

- 1. BKM INDUSTRIES LTD.
(FORMERLY KNOWN MANAKSIA INDUSTRIES LIMITED)
8/1 LAL BAZAR STREET
3RD FLOOR, BIKNER BUILDING
KOLKATA-700001, WEST BENGAL**

ALSO AT:

**BKM INDUSTRIES LTD.
(FORMERLY KNOWN MANAKSIA INDUSTRIES LIMITED)
DUPLEX RESIDENTIAL FLAT NO.-3
UNIT NAMED PRIMROSE, PROJECT-KAANAN
PREMISES NO.-16, BELVEDERE ROAD
PS-ALIPORE, WARD NO-74
KOLKATA-700027, WEST BENGAL**

- 2. JIWANJYOTI VANIJYA PRIVATE LIMITED
8B, LAL BAZAR STREET
KOLKATA-700001, WEST BENGAL**

ALSO AT:

**JIWANJYOTI VANIJYA PRIVATE LIMITED
8A & 8B, SATYAM TOWER, 3 ALIPORE ROAD
KOLKATA-700027, WEST BENGAL**

ALSO AT:

**JIWANJYOTI VANIJYA PRIVATE LIMITED
DUPLEX RESIDENTIAL FLAT NO.-3
UNIT NAMED PRIMROSE, PROJECT-KAANAN
PREMISES NO.-16, BELVEDERE ROAD
PS-ALIPORE, WARD NO-74
KOLKATA-700027, WEST BENGAL**

- 3. BASANT KUMAR AGRAWAL
16, BELVEDERE ROAD, FIRST FLOOR
BLOCK-A, KOLKATA-700027
WEST BENGAL**

ALSO AT:

**BASANT KUMAR AGRAWAL
DUPLEX RESIDENTIAL FLAT NO.-3
UNIT NAMED PRIMROSE, PROJECT-KAANAN
PREMISES NO.-16, BELVEDERE ROAD
PS-ALIPORE, WARD NO-74**



ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

Registered & Corporate Office : 2nd Floor, Mohan Dev Building, 13, Tolstoy Marg, New Delhi-110001 Tel : 91-11-43115600 Fax : 91-11-43115618
Branch Office : Unit No. : 1504, B Wing, One BKC, Radius Developers, Plot No. : C-66, G-Block, Bandra Kurla Complex, Mumbai – 400051 Tel.: 022 68643101

KOLKATA-700027, WEST BENGAL

ALSO AT:

**BASANT KUMAR AGRAWAL
8/1 LAL BAZAR STREET
3RD FLOOR, BIKNER BUILDING
KOLKATA-700001, WEST BENGAL**

- 4. ADITYA B MANAKSIA
16, BELVEDERE ROAD, FIRST FLOOR
BLOCK-A, KOLKATA-700027
WEST BENGAL**

ALSO AT:

**ADITYA B MANAKSIA
DUPLEX RESIDENTIAL FLAT NO.-3
UNIT NAMED PRIMROSE, PROJECT-KAANAN
PREMISES NO.-16, BELVEDERE ROAD
PS-ALIPORE, WARD NO-74
KOLKATA-700027, WEST BENGAL**

ALSO AT:

**ADITYA B MANAKSIA
8/1 LAL BAZAR STREET
3RD FLOOR, BIKNER BUILDING
KOLKATA-700001, WEST BENGAL**

ALSO AT:

**ADITYA B MANAKSIA
8A & 8B, SATYAM TOWER, 3 ALIPORE ROAD
KOLKATA-700027, WEST BENGAL**

- 5. NAVNEET MANAKSIA
16, BELVEDERE ROAD, FIRST FLOOR
BLOCK-A, KOLKATA-700027
WEST BENGAL**

ALSO AT:

**NAVNEET MANAKSIA
DUPLEX RESIDENTIAL FLAT NO.-3
UNIT NAMED PRIMROSE, PROJECT-KAANAN
PREMISES NO.-16, BELVEDERE ROAD
PS-ALIPORE, WARD NO-74
KOLKATA-700027, WEST BENGAL**

ALSO AT:

**NAVNEET MANAKSIA
8/1 LAL BAZAR STREET
3RD FLOOR, BIKNER BUILDING
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EMAIL ID.- sksultania@manaksia.com
secretarial@bkmindustries.com

SUB.: NOTICE OF **SALE UNDER RULE 8(6) READ WITH RULE 9(1) AND PROVISIO THERETO OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002** FOR THE PROPERTY CONSISTING OF **DUPLEX RESIDENTIAL FLAT NO.-3 (ENTIRE GROUND AND ENTIRE FIRST FLOOR), UNIT NAMED PRIMROSE, PROJECT-KAANAN, PREMISES NO.-16, BELVEDERE ROAD, PS-ALIPORE, WARD NO-74, KOLKATA-700027, WEST BENGAL ALONG WITH FOUR COVERED CAR PARKING SPACE NOS. 7,8,30 AND 31 IN THE BASEMENT (more particularly described in the Schedule Hereto.**

RE.: LOAN ACCOUNT NOS. M009OOX-1 AND M009OOX-4 [OLD LOAN ACCOUNT NOS. HHEKLM00313395 AND HHLKLM00310690 RESPECTIVELY WITH INDIABULLS HOUSING FINANCE LTD.]

DEAR MA'AM/ SIR,

The Authorised Officer of **Assets Care & Reconstruction Enterprise Ltd.** ("**Secured Creditor**") hereby informs you that the proceedings for selling the mortgaged Property(ies) (more particularly described in **Schedule** attached herewith) have already been initiated under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and that the **physical possession** of the mortgaged Property(ies) had been taken by the Secured Creditor.

The Authorised Officer of the Secured Creditor hereby serves on you this notice of sale of **15 days** day's regarding the mortgaged Property(ies) being sold by way of private treaty strictly on "**as is where is**", "**as is what is**", "**whatever there is**" and "**without any recourse**" basis for a total recovery of **Rs. 15,12,10,911/- (Rupees Fifteen Crore Twelve Lakh Ten Thousand Nine Hundred Eleven only)** i.e. **Rs. 10,28,15,502/- (Rupees Ten Crore Twenty Eight Lakh Fifteen Thousand Five Hundred Two only)** pending towards Loan Account No. **M009OOX-1** [earlier Loan Account being **HHEKLM00313395**] and **Rs. 4,83,95,409/- (Rupees Four Crore Eighty Three Lakh Ninety Five Thousand Four Hundred Nine only)** pending towards Loan Account No. **M009OOX-4** [earlier Loan Account being **HHLKLM00310690**], by way of outstanding principal, arrears (including accrued late charges) and interest till **12.03.2022** along with applicable future interest in terms of the Loan Agreements and other related loan document(s) w.e.f. **13.03.2022** along with legal expenses and other charges. The Minimum Sale Price for the mortgaged Property(ies) will be **Rs. 9,50,00,000/- (Rupees Nine Crore Fifty Lakh only).**



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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
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**

ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.

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SCHEDULE

(Description of Immovable Property(ies))

ALL THAT PIECE AND PARCEL OF DUPLEX RESIDENTIAL FLAT NO.-3 COMPRISING OF ENTIRE GROUND FLOOR AND ENTIRE FIRST FLOOR WITH BUILT-UP AREA OF 4986 SQ. FT. (MUTUALLY ACCEPTED BY THE PARTIES TO BE EQUIVALENT TO SUPER BUILT-UP AREA OF 7099 SQ. FT.) EXCLUDING THE INTERNAL FLAT FINISHING BUT INCLUDING THE RIGHTS AND PROPERTIES APPURTENANTS THERETO, BEING LOWER FLAT UNIT NAMED "PRIMROSE" IN THE PROJECT NAMED "KAANAN" AT PREMISES NO.-16, BELVEDERE ROAD, PS-ALIPORE, WARD NO-74, KOLKATA-700027, WEST BENGAL ALONG WITH FOUR COVERED CAR PARKING SPACE NOS. 7,8,30 AND 31 IN THE BASEMENT OF THE BUILDING.

YOURS TRULY,



**AUTHORISED OFFICER
ASSETS CARE & RECONSTRUCTION ENTERPRISE LTD.
TRUSTEE OF ACRE-102-TRUST**

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