

**APPENDIX IV-A [See proviso to rule 8(6)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES Of M/s VARIETY MUSEUM**

E-Auction Sale Notice for Sale of Immovable Secured Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002 ("Rules").

That, Bank of India (hereinafter referred as "Assignor Bank") has assigned the debts of Variety Museum (hereinafter referred as "the Borrower") together with underlying Securities in favour of Edelweiss Asset Reconstruction Company Limited, acting in its capacity as the trustee of EARC Trust SC 19 (hereinafter referred as "EARC") vide Assignment Agreements dated March 26, 2014. Pursuant to the said assignment, EARC stepped into the shoes of the Assignor Bank and therefore, exercises its rights as the secured creditor.

Subsequently, EARC, in its capacity as secured creditor had taken possession of the below-mentioned mortgaged property on January 20, 2021 under section 13(4) read with Rule 8 (1) of SARFAESI Act and Rules there under.

Notice is hereby given to the public in general and in particular to the Borrower and /Mortgagor(s)/Guarantor(s) that the below described movable and immovable property mortgaged to the Secured Creditor, the physical possession of which has been taken by the **Authorised Officer (AO) of Edelweiss Asset Reconstruction Company ("EARC") on January 20, 2021 will be sold on "As is where is", "As is what is", and "Whatever there is" on August 19th, 2021, for recovery of Rs. 23,41,15,389 (Rupees Twenty Three Crores Forty One Lakhs Fifteen Thousand Three Hundred and Eighty Nine only) towards the dues of EARC as on March 31, 2021 along with further interest, cost and expenses from Borrower M/s Variety Museum and Guarantors Mr.Shambhu Dayal Murarka, Mrs. Phulwati Murarka, Mr. Utsav Murarka, Mrs. Nisha Murarka, Mr. Ramesh Kumar Murarka, Mr. Prem Murarka, Mrs. Puja Berlia, Mr. Sailesh Murarka, Mr. Pratik Murarka, Ms. Nishi Murarka, Mr. Ankur Murarka and M/s P.K. Forge Private Limited.**

The reserve price and earnest money deposit along with the description of the immovable property shall be as follows:

Reserve Price Fixed	Earnest Money Deposit	Bid Increment	Date of Inspection	Date of E-Auction
Rs. 1,09,00,000/-	Rs. 10,90,000/-	Rs. 1,00,000/-	August 13, 2021	August 19, 2021 at 02:00PM to 04:00 PM with unlimited extensions of 5 minutes each

Description of Secured Assets put for Auction

1. Flat No. 1 on the 7th Floor, Tower 3-MAPLE, admeasuring area of 1065 sq. ft. in the Residential Complex Segment of the housing project being a part of a multiple housing complex called "South City" situated at Premises 375, Prince Anwar Shah Road, Kolkata - 700068 in the name of Mr. Utsav Murarka and Mrs. Nisha Murarka along with the Utility room No. H on the 7th Floor, Tower 3-MAPLE, admeasuring built up area of 48 sq. ft. and admeasuring super built up area of 62 sq. ft., situated at Premises 375, Prince Anwar Shah Road, Kolkata - 700068, P.S.- Jadavpur, Ward No. 93 in the name of Mr. Utsav Murarka and Mrs. Nisha Murarka.

To the best of knowledge and information of the AO, there are pending society dues of Rs. 21,24,656.84/- as on 07.01.2021, the break-up of which is given below :

Description	Amount
Dues for Common Area Maintenance	Rs. 4,43,467.00/-
Dues for penalty charges for non-payment	Rs. 16,79,002.84/-
Dues for Contribution for Development Fund	Rs. 2,187.00/-
Total Dues	Rs. 21,24,656.84/-

Total Dues For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e.

<https://www.edelweissarc.in/>. For further information, you may contact Mr. Akash Deep on +91 88004 55332 or

Ms. Deepali Verma on +91 87709 16032.

Date: 30.07.2021

Place: Mumbai

Sd/- Authorised Officer

For Edelweiss Asset Reconstruction Company Limited