

Date: 19.08.2026

OLISA REALITY PRIVATE LIMITED4, OLISA HOUSE, GOVT PLACE NORTH RAJ BHAWAN,
KOLKATA, WEST BENGAL, 700001 KOLKATA-700001 WEST BENGAL**AND ALSO**SPACE NO 7A ON 7TH FLOOR BUILDING NAME OLISA
REALTY PREMISES NO 4 GOVERNMENT PLACE NORTH, PS
HARE STREET KOLKATA-700001**SUNEEL JHUNJHUNWALA**2/1, BRIGHT STREET, BALLYGUNGE, KOLKATA
KOLKATA-700019 WEST BENGAL**RAHUL PRASAD**23A, ASHUTOSH CHOWDHURY AVENUE FLAT NO-73,
TIRUMANI APPT. KOLKATA BALLYGUNGE KOLKATA-
700019 WEST BENGAL**KANUPRIYA JHUNJHUNWALA**23A, ASHUTOSH CHOWDHURY AVENUE
FLAT NO-73, TIRUMANI APARTMENT
BALLYGUNGE KOLKATA-700019**Subject: Notice for Sale of the Mortgaged Property (Ref. Loan Account Number- 30346304,)**

Dear Sir / Madam,

1. Please refer to Demand Notice dated **15.06.2024** issued by HDB Financial Services Limited (hereinafter called HDBFS) under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFAESI Act"), wherein the Company had called upon you to pay the dues of **RS.21050712.53/- (RUPEES TWO CRORE TEN LAKH FIFTY THOUSAND SEVEN HUNDRED & TWELVE - PAISE FIFTY THREE ONLY)** as of **12.06.2024** and future contractual interest till actual realization together with incidental expenses, cost and charges etc.. until payment in full (hereinafter referred as the "outstanding amount") and payable by you all pertaining to loan account number **30346304** within 60 days from the date of the said notice.

2. Since you have failed and neglected to pay the amount as demanded in the said notice as such, the Authorised officer of HDBFS has taken **symbolic possession** of the properties described herein below in Annexure "A" (and referred hereinafter as "Secured Assets") in exercise of the powers conferred on him under Section 13 (4) of the said Act read with Rule 9 of the said Rules.

3. This is to inform you that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and HDBFS now proposes to sell the secured asset as mentioned in Annexure "A" annexed herewith by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 after a period of 30 days from the date of this notice on 'AS IS WHERE IS AND WHATEVER THERE IS' basis, unless we receive the entire outstanding i.e. **RS.21050712.53/- (RUPEES TWO CRORE TEN LAKH FIFTY THOUSAND SEVEN HUNDRED & TWELVE - PAISE FIFTY THREE ONLY)** AS OF **12.06.2024** and future contractual interest till actual realization together with incidental expenses, cost and charges etc.. until payment in full (hereinafter referred as the "outstanding amount") until payment in full within the statutory period of 30 days, which please note.

S.No.	PARTICULARS	DETAILS
1	DATE OF INSPECTION	21.9.2026 - BETWEEN 12:00 PM TO 2:00 PM IST
2	LAST DATE OF DEPOSIT OF EMD AND DOCUMENTS	23.9.2026- TILL 5 PM
3	PLACE OF SUBMISSION OF DOCUMENTS	HDB FINANCIAL SERVICES LIMITED, Khasra no. 47, 2 nd Floor, Opposite Dussehra Ground Vikaspuri, New Delhi-110018
4	DATE OF AUCTION	25.9.2026
5	TIME OF AUCTION	10.30 AM TO 12.30 .PM WITH UNLIMITED EXTENSION OF 5 MINUTES
	MODE OF AUCTION	E-AUCTION THROUGH WEBSITE : https://www.bankeauctions.com/

The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

For HDB Financial Services Limited



Annexure- A

Name of the Borrowers and Account No.	Amount outstanding	Description of Mortgage property	Reserve Price Fixed (IN INR) & EMD (IN
OLISA REALITY PRIVATE LIMITED 4, OLISA HOUSE, GOVT PLACE NORTH RAJ BHAWAN,KOLKATA, WEST BENGAL,700001 KOLKATTA-700001 WEST BENGALAND ALSO SPACE NO 7A ON 7TH FLOOR BUILDING NAME OLISA REALTY PREMISES NO 4 GOVERNMENT PLACE NORTH,PS HARE STREET KOLKATTA-700001 SUNEEL JHUNJHUNWALA 2/1,BRIGHT STREET, BALLYGUNGE,KOLKATA KOLKATTA-700019 RAHUL PRASAD 23A, ASHUTOSH CHOWDHURY AVENUE FLAT NO-73, TIRUMANI APPT. KOLKATA BALLYGUNGE KOLKATTA-700019 WEST BENGAL KANUPRIYA JHUNJHUNWALA 23A, ASHUTOSH CHOWDHURY AVENUE FLAT NO-73, TIRUMANI APPT. KOLKATA BALLYGUNGE KOLKATTA-700019 Account No. <u>30346304</u>	RS.21050712.53/- (RUPEES TWO CRORE TEN LAKH FIFTY THOUSAND SEVEN HUNDRED & TWELVE PAISE FIFTY THREE ONLY) AS OF 12.06.2024 and future contractual interest till actual realization together with incidental expenses, cost and charges etc.	ALL THAT Office space no &Admeasuring about 2650 sq.ft (super built-up area) on the 7th Floor (north- eastern portion) of the building known as "Olisa Reality" and built and constructed at or upon the plot of land measuring about 07 cottahs 11 chitacks 40 sq.ft lying and situated at municipal premises no 4, Government Place (north) Kolkata-700001 under PS- Hare Street under Municipal Ward no 45 within the limits of Kolkata Municipal Corporation . The said Deed of Conveyance was registered in the office of ARA-II Kolkata and recorded in its Book No 1, Volume No 23 pages 1035 to 1065 as being no 04018 for the year 2015	Reserve Price (IN INR): Rs 3,97,50,000/- (Rs. Three Crores Ninety- Seven Lakhs Fifty Thousand Only) EMD Amount(IN INR) :Rs Rs 39,75,000/ Thirty nine Lakhs Seventy-five thousand Only)

