

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

By Speed Post/ Email

Notice under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 22nd February, 2024

To,

1. SANTANU DEY
2. TIRUPATI ENTERPRISE, through its partners.
3. REBECCA DEY (Guarantor)

Available at:

17, Lake Temple Road, 2nd Floor,
Kolkata – 700029.

SUB: Notice of 15 Days For Sale Under Proviso to Rule 9(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002 For Sale of Secured Asset.

REF: Loan Account No. XTERKO100001001101, 80003877, XTERKO100001001217

Sir/ Madam,

1. This is with reference to the sale notice dated 23rd December, 2023 issued to your good self-giving a notice of 15 days under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of the "Secured Asset". i.e. ALL THAT piece and parcel of entire first floor, measuring 2418 sq. ft. super built up area, be the same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy (toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and land appurtenant thereto being all that three storied structure constructed in the year 1958 without any lift together with the piece and parcel of land whereon and on part whereof the same is erected and built containing an area of 5 Cottahs 7 Chittaks and 00 square feet be the same a little more or less situate and lying at and being premises No. 17, Lake Temple Road, P.S. Tollygunge, Kolkata- 700029, within Kolkata Municipal Corporation and under Ward No. 87 attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance of repair. The property is butted and bounded as follow: On the North : Lake Temple Road; On the East : 8, Sarat Chatterjee Avenue; On the South : 15, Lake Temple Road; On the West : 19, Lake Temple Road.
2. That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, a demand notice dated 17.08.2022 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount i.e. 3,06,56,016.30/- (Rupees- Three Crores Six Lakhs Fifty-Six Thousand and Sixteen and Thirty Paise Only) due as on 05.08.2021 within 60 days of the said notice and as such the secured creditor has taken physical possession of immovable property being "All that part and parcel of the "Secured Asset" i.e. "ALL THAT piece and parcel of entire first floor, measuring 2418 sq. ft. super built up area, be the same a little more

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ADITYA BIRLA FINANCE LTD.

REGISTERED OFFICER

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat - 362 266

CIN: U65990GJ1991PLC064603



Aditya Birla Finance Limited

Room No. 401, 4th Floor, 24, Camac Square, Kolkata - 700016.
+91 22 4356 7100 | (F) +91 22 4356 7266 | Toll-free number 1800-270-7000
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>



or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy (toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and land appurtenant thereto being all that three storied structure constructed in the year 1958 without any lift together with the piece and parcel of land whereon and on part whereof the same is erected and built containing an area of 5 Cottahs 7 Chittaks and 00 square feet be the same a little more or less situate and lying at and being premises No. 17, Lake Temple Road, P.S. Tollygunge, Kolkata- 700029, within Kolkata Municipal Corporation and under Ward No. 87 attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance of repair. The property is butted and bounded as follow: On the North : Lake Temple Road; On the East : 8, Sarat Chatterjee Avenue; On the South : 15, Lake Temple Road; On the West : 19, Lake Temple Road" in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.

4. That thereafter, the Authorized Officer has obtained valuation of the secured asset from an approved valuer and in consultation with the secured creditor, had originally fixed the reserve price of the secured asset at **Rs.2,05,53,000/- (Rupees Two Crores Five Lakhs Fifty-Three Thousand Only)**. Thereafter, the Authorized Officer had conducted multiple auctions at different Reserve Prices, however, all those auctions failed owing to non-receipts of Bids.
5. That accordingly, based on the commercial understanding, the secured creditor has decided that the aforementioned secured assets will be sold through private treaty on 12th March 2024 at a reserve price of **Rs.1,49,83,137/- (Rupees One Crore Forty-Nine Lakhs Eighty-Three Thousand One Hundred Thirty-Seven Only)**.
6. The date for inspection of the secured asset is fixed on 7th March 2024 between 11:00 A.M. to 4:00 P.M. The offers for the secured assets should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS for Rs.14,98,313.70/- (Rupees Fourteen Lakhs Ninety-Eight Thousand Three Hundred Thirteen and Seventy Paise Only) as Earnest Money Deposit on/before 11th March, 2024 at Room No. 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata – 700 016. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
7. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured assets shall be put to sale, by holding public auction through e-auction mode on "As is where is", "As is what is", and "Whatever there is" after 15 clear days from this notice on 12th March 2024.
8. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor is also causing a public notice as given under Security Interest (Enforcement) Rules, 2002, which is also being published in two leading newspapers including one in vernacular language having wide circulation at Kolkata.
9. The detailed terms and conditions of E-Auction has been uploaded on website <https://sarfaesi.auctiontiger.net> & <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>.
10. That the attention of you the abovenamed addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

For Aditya Birla Finance Limited

(Authorized Officer)

AUTHORISED OFFICER

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