



By Speed Post/ Email

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

Date: 29.08.2023

To,

TIL LIMITED, (Borrowers)

Through its directors

At:

1. Taratala Road, Calcutta – 700024 (Kolkata)
2. Office bearing No. 1 - 5, Seventh Floor, Jhaver Plaza, R.S No. 156/2, of Plot No. 22, in Nungambakka, High Road, Chennai - 600034

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 Nos. 80002123, HCFKO1TER00001000624, HCFKO1TER00001000109, HCFKOTER00001001509, 80002511

Sir/ Madam,

1. This is with reference to the sale notice dated 1st August 2023 issued to your good self-giving a notice of 15 days under Rule 9(1)/proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of the "Secured Asset". i.e., "ALL THAT Office Space bearing No. 1-5, measuring approx.. 6125 sq. ft. super built-up area which includes actual area, wall area and proportionate shares of service area in the Seventh Floor of the multi-storeyed building called "Jhaver Plaza" together with 1951 sq. ft. undivided share in land measuring 9 grounds 1600 sq. ft., comprised in R.S. No. 156/2 of Plot No. 22 in Nungambakkam Village (within the city limit) bearing Door No. 1 A, Nungambakkam High Road within the registration Sub District of South Madras and Registration District of Madras Central District and the land being bounded on the North by : Site belonging to Mr.Arunachalam; South by : Kodambakkam High Road; East by : Nagambakkam High Road; West by: Plots belonging to S. Patel and others".
2. That after availing the aforesaid loans you the above-named addressee 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 09th June 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 addressee but you failed to make the payment of demanded amount i.e.

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Aditya Birla Finance Limited

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care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat -362 266

CIN: U65990GJ1991PLC064603

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER



intertek



Rs.6,39,44,852.46/- (Rupees Six Crores Thirty-Nine Lakhs Forty-Four Thousand Eight Hundred Fifty-Two and Paise Forty-Six Only) due as on 31st May 2022 within 60 days of the said notice and as such the secured creditor has taken physical possession of immovable property herein referred to as the "Secured Assets" in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.

4. That thereafter, the Authorized Officer had obtained valuation of the **Secured Asset** from an approved valuer and in consultation with the secured creditor and based on the commercial understanding, the secured creditor has decided that the secured assets may be put to sale, by holding a public auction of the secured asset through E-auction mode on **20th September, 2023** at a reserve price of **Rs.4,80,00,095/- (Rupees Four Crores Eighty Lakhs and Ninety- Five only)** of the Secured Assets.
5. The date for inspection of the secured asset is fixed on **16th September, 2023** 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.48,00,009.5/- (Rupees Forty-Eight Lakhs Nine and Paise Five only)** as Earnest Money Deposit on/before **18th September, 2023** 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.
6. 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 **11th September, 2023**.
7. 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 has been published in two leading newspapers on **29th August, 2023** including one in vernacular language having wide circulation in Kolkata and Chennai.
8. The detailed terms and conditions of E-Auction has been uploaded on website and <https://sarfaesi.auctiontiger.net> and <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>
9. 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.

ADITYA BIRLA FINANCE LTD.
For Aditya Birla Finance Limited
AUTHORISED OFFICER
(Authorized Officer)