



**SALE NOTICE OF IMMOVEABLE SECURED ASSETS UNDER RULES 8(6) AND 9(1) OF THE SECURITY INTEREST
(ENFORCEMENT) RULES, 2002**

THROUGH REGD. AD POST/ COURIER/E-MAIL

Date: 24th, January 2023

To

1. **MR. RAJESH KUMAR DAMANI (BORROWER & MORTGAGOR)**
2. **MR. GOPI KISHAN DAMANI (GUARANTOR)**

ALL ARE AT:

246 – 247, LAKE TOWN,
BLOCK – A, LAKE TOWN,
KOLKATA - 700089

ALL ARE ALSO AT:

22, BIPLABI TRAILAKYA MAHARAJ SARANI,
(BRABOURNE ROAD), 3RD FLOOR,
KOLKATA – 700001

ALL ARE ALSO AT:

58D, N.S. ROAD, 6TH FLOOR,
KOLKATA – 700001

ALL ARE ALSO AT:

C.S. DAG NO. 2340, J.L. NO.12,
PARGANA – KHALORE TOUJI NO. 3989,
HOOGLY, MOUZA, LILUAH,
DISTRICT – HOWRAH - 711204

SUB: SALE NOTICE OF 15 (FIFTEEN) DAYS FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 (“The SARFAESI Act, 2002”) READ WITH RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (“The SARFAESI Rules”).

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ADITYA BIRLA FINANCE LTD.
[Signature]
AUTHORISED OFFICER



Ref: 1. Loan Account No. 80000694 (Term Loan) for an amount of Rs. 80,00,000 /- (Rupees Eighty Lakhs Only) and Loan Account No. 80002550 (Term Loan) for an amount of Rs. 6,95,333/- (Rupees Six Lakhs Ninety-Five Thousand Three Hundred Thirty-Three Only), (Hereinafter referred to as "Loan Facilities")

Dear Sir(s)

You are aware that pursuant to an application made by **Aditya Birla Finance Limited** (hereinafter called as "**ABFL**"), having its office At Room No. 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata – 700 016, under Section 14 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as "**the said Act**") and the Rules framed thereunder, the Learned District Magistrate, Howrah passed order dated 18th April, 2022 communicated *vide* Memo No. 692(6)/RM, directing to take physical possession of immovable property being:

ALL THAT piece and parcel of Mokarari-Mourashi rent-free land measuring 04 (Four) Cottahs 09 (Nine) Chittaks 00 (Zero) Sq. Ft. be the same a little more or less being plot No. 1 (One) of the plotting and/or scheme plan, together with old dilapidated structure including fixtures and fittings standing thereon comprised in and being part of Holding No, 10, Kumar Para Road (formerly premises No. 2, Kumar Para Lane), P.O. – Liluah, Police-Station – Liluah (formerly Bally) within Bally Municipality Ward No. 21, District Howrah-711204, together with ALL easement and appurtenances.

The said land and/or portion is being part of C.S. Dag No. 2340, J.L. No. 12, Pargana – Khalore, Revenue Survey No. 1975, Touji No. 3989 Hooghly of Mouza Liluah, District Howrah-711204 within the limit of District Sub Registry Howrah and the same is butted and bounded as follows:

On the North: By vendor's land being plot No. 4 Curved out of holding No. 10, Kumar Para Road
On the South: By Municipal Road commonly known Kumar Para Road running from East to West
On the East: Land and shed of M/s Pami Metals (P) Ltd Being holding no. 8, Kumar Para Road
On the West: By vendor's land being plot No.2 Curved out of holding No. 10 Kumar Para Road.

Pursuant to the said order 18th April 2022 communicated *vide* Memo No. 692/RM, physical possession of the said immovable property was taken over by the Ld. Dy. Magistrate & Dy. Collector, Howrah as directed by the Ld. and handed over to the Authorised Officer of ABFL.

You are further aware that the Authorised Officer, for and on behalf of Aditya Birla Finance Limited is now in Physical Possession of the said immovable properties in furtherance of the secured debt due and payable by the borrowers and the guarantors to the tune of **Rs. 73,16,751/- (Rupees Seventy-Three Lakhs Sixteen Thousand Seven Hundred and Fifty-One Only)** as stated in the notice dated **7 June 2021** issued under Section 13(2) of the SARFAESI Act, subject to credits received by ABFL.

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ADITYA BIRLA FINANCE LTD.


AUTHORISED OFFICER



You are also aware that under Section 13(4)(a) of the said Act read with Rule 8(5) of Security Interest (Enforcement) Rules, 2002, the undersigned is entitled to sell the said property by inviting tenders from public or by holding Public Auction or by Private treaty or E-Auction.

Now, please take notice that the said property will be sold by the undersigned by **Public E-Auction on 15 February 2023** at the web portal <https://sarfaesi.auctiontiger.net> from 11:00 A.M. to 5:00 P.M. with unlimited extensions of 5 Minutes each. **The date for inspection of the said immovable property is fixed on 13 February 2023 between 11:00 A.M. to 4:00 P.M.**

The Reserve Price in respect of the sale of the said property will be Rs. 73,90,000 (Rupees Seventy Three Lakhs Ninety Thousand Only) Bids are invited from the public in general as per the procedure and the terms and conditions stated below:

- (1) The Earnest Money Deposit (EMD) is payable through Demand Draft/Pay Order for **Rs.7,39,000 (Rupees Seven Lakhs Thirty Nine Thousand Only)** of the said immovable properties by 04:00 P.M. on **14 February 2023** at Room No. 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata – 700 016, failing which intending bidders shall not be allowed to participate in the E-Auction.
- (2) The Demand Draft/Pay Order should be drawn in favor of ABFL.
- (3) The above amount shall be refunded to the unsuccessful bidders.
- (4) On every sale of immovable property, the purchaser shall immediately, i.e. on the same day or not later than the next working day, as the case may be, pay a deposit of 25% of the amount of the sale price, which is inclusive of the earnest money deposited to the Authorized Officer and in default of such deposit, the property shall be sold again.
- (5) The Balance amount of purchase price payable shall be paid by the purchaser to the Authorized Officer on or before the fifteenth day of confirmation of sale of the said immovable property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor.
- (6) The sale of the said property is strictly on "As is where is", "As is what is" and "Whatever there is" basis. ABFL reserves its right to reject any offer without assigning any reasons.

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

We hereby give you notice of **Fifteen days (15 days)** that the sale of the secured asset/s on the terms mentioned hereinabove shall be effected on **15 February 2023** at <https://sarfaesi.auctiontiger.net> at 11:00 A.M. onwards.

Please treat this as notice under Rule 8 sub-rule 6 and Rule 9 sub rule 1 of the Security Interest (Enforcement) Rules, 2002 (54 of 2002) and 9(1) of the Security Interest (Enforcement) Rules, 2002.

Yours truly
For Aditya Birla Finance Limited

ADITYA BIRLA FINANCE LTD.

Authorized Officer

AUTHORISED OFFICER

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भारतीय डाक
EW316465053IN IVR:6987316465053
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:RAJESH KR DAMANI,
PIN:700089, Lake Town SO North 24 Parganas
From:ADITYA BIRLA,FINANCE LTD
Wt:32gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक
EW316464937IN IVR:6987316464937
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:GOPI KISHAN DAMANI,
PIN:711204, Liluah SO
From:ADITYA BIRLA,FINANCE LTD
Wt:30gms
Amt:41.30(Cash)Tax:6.30
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक
EW316464818IN IVR:6987316464818
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:GOPI KISHAN DAMANI,
PIN:700001, KOLKATA GPO
From:ADITYA BIRLA,FINANCE LTD
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक
EW316465067IN IVR:6987316465067
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:GOPI KISHAN DAMANI,
PIN:700001, KOLKATA GPO
From:ADITYA BIRLA,FINANCE LTD
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक
EW316464945IN IVR:6987316464945
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:GOPI KISHAN DAMANI,
PIN:700089, Lake Town SO North 24 Parganas
From:ADITYA BIRLA,FINANCE LTD
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक
EW316464954IN IVR:6987316464954
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:RAJESH KR DAMANI,
PIN:700001, KOLKATA GPO
From:ADITYA BIRLA,FINANCE LTD
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक
EW316465084IN IVR:6987316465084
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:RAJESH KR DAMANI,
PIN:700001, KOLKATA GPO
From:ADITYA BIRLA,FINANCE LTD
Wt:30gms
Amt:17.70(Cash)Tax:2.70
<Track on www.indiapost.gov.in>
<Dial 18002666868> <Wear Masks, Stay Safe>

India Post

भारतीय डाक
EW316465040IN IVR:6987316465040
SP PARK STREET HO <700016>
Counter No:1,24/01/2023,18:57
To:RAJESH KR DAMANI,
PIN:711204, Liluah SO
From:ADITYA BIRLA,FINANCE LTD
Wt:30gms
Amt:41.30(Cash)Tax:6.30
<Track on www.indiapost.gov.in>
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