



By Speed Post/ Email

Notice under Rule 8 (6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 16.03.2024

To,

1. OHM MEDICAL DEVICES, (Borrower)
Through its Proprietor Mr. Ramkrishna Patra
2. Mr. Ramkrishna Patra (Mortgagor)
3. Mrs Eliad Patra (Mortgagor & Guarantor)

ALL AT:-

- A. 62E/139A, Raja Subodh Chandra Mullick Road, Jadavpur, Kolkata, West Bengal – 700092
- B. F/6A, Bapuji Nagar, Regent Estate, Regest Estate SO, Kolkata, West Bengal – 700092
- C. ohmmmedicaldevices@gmail.com

.....(hereinafter collectively referred to as Borrowers/Co-Borrowers)

SUB: Sale Notice of 30 Clear Days Period for E-Auction of Secured Assets in accordance with Rule 8(6) and Rule 9(1) of Security Interest (Enforcement) Rules, 2002

REF: Loan A/C No. HCFKO1DLL00001000390, HCFKO1TER00001000007

Sir/ Madam,

1. This is with reference to the Redemption Notice dated 30th January, 2023 issued to your good self-giving the final opportunity for the redemption of your mortgaged property being our secured asset under Rule 8(6) of Security Interest (Enforcement) Rules, 2002 prior to the sale of secured asset i.e. **PROPERTY 1: ALL THAT** one complete residential entire Ground Floor Flat, measuring more or less 689 Sq.ft. super build up area, consisting of Two Bed Rooms, One Drawing-cum-Dining, One Kitchen, One Toilet and One Verandah (Marble Flooring) together with undivided proportionate share or interest of the land mentioned in the Schedule –“A” being “ All That piece and parcel of homestead land measuring more or less 1 Cottah 10 Chattacks 33 Sq.ft together with Three storied building standing thereon, along with all other common areas and facilities of the building of the said premises lying at Mouza- Baderaipur, JL. No.34, E.P Nos.139 & 140, S.P No. 112, C.S Plot No.464 (P) & 465 (P), being KMC Premises No.62E/139A, Raja Subodh Chandra Mullick Road, Kolkata-700092, under Ward No. 96, Postal Address F/6/A, Bapuji Nagar, Kolkata-700092, being Assessee No.21-096-08-0928-2, P.S.- Jadvapur, District- 24 Parganas (South)” along with the right to use common stair case and to use the roof rights of the said premises along with all flat owners in all common parts and services together with common areas and facilities of the building, lying and situate at

Page 1 of 3

ADITYA BIRLA FINANCE LTD.

REGISTERED OFFICER

Aditya Birla Finance Limited

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intertek



the Kolkata Municipal Corporation Premises No.62E/139A, Raja Subodh Chandra Mullick Road, Kolkata-700092, under Ward No.96, having its Postal Address F/6/A, Bapuji Nagar, Kolkata-700092, P.S.- Jadavpur, District- Sub-Registry office at Alipore, shown and delineated bordered with "RED" ink in the sketch map attached herewith which will be treated as part of this deed of gift which is butted and bounded as follows:- ON THE NORTH:- 12'-0" ft.Road, ON THE EAST: E.P. No.1193, ON THE SOUTH: Rest Plot of E.P.No.139, 140 & 12'-0" ft. Wide private road., ON THE WEST: E.P No.134. (ABFL has the custody of the Original Deed of Gift registered with District Sub Registrar I Alipore South 24 Parganas as Deed No. I-1272 of 2019 – Donor Sri. Ramkrishna Patra and Donee Smt. Eliad Patra). **PROPERTY 2:** ALL THAT one complete residential entire Second Floor Flat, measuring more or less 689 Sq.ft. super build up area, consisting of Two Bed Rooms, One Drawing-cum-Dining, One Kitchen, One Toilet and One Verandah (Marble Flooring) together with undivided proportionate share or interest of the land mentioned in the Schedule –"A" being " All That piece and parcel of homestead land measuring more or less 1 Cottah 10 Chattacks 33 Sq.ft together with Three storied building standing thereon, along with all other common areas and facilities of the building of the said premises lying at Mouza- Baderaipur, JL. No.34, E.P Nos.139 & 140, S.P No. 112, C.S Plot No.464 (P) & 465 (P), being KMC Premises No.62E/139A, Raja Subodh Chandra Mullick Road, Kolkata-700092, under Ward No. 96, Postal Address F/6/A, Bapuji Nagar, Kolkata-700092, being Assessee No.21-096-08-0928-2, P.S.- Jadavpur, District- 24 Parganas (South)" along with the right to use common stair case and to use the roof rights of the said premises along with all flat owners in all common parts and services together with common areas and facilities of the building, lying and situate at the Kolkata Municipal Corporation Premises No.62E/139A, Raja Subodh Chandra Mullick Road, Kolkata-700092, under Ward No.96, having its Postal Address F/6/A, Bapuji Nagar, Kolkata-700092, P.S.- Jadavpur, District- Sub-Registry office at Alipore, shown and delineated bordered with "RED" ink in the sketch map attached herewith which will be treated as part of this deed of gift which is butted and bounded as follows:- ON THE NORTH:- 12'-0" ft.Road, ON THE EAST: E.P. No.1193, ON THE SOUTH: Rest Plot of E.P.No.139, 140 & 12'-0" ft. Wide private road., ON THE WEST: E.P No.134. (ABFL has the custody of the Original Deed of Gift registered with District Sub Registrar I Alipore South 24 Parganas as Deed No. I-2632 of 2019 – Donor Sri. Dinakrushna Patra and Donee Sri. Ramkrishna Patra). herein referred to as "**Secured Asset**".

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 26.07.2023 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. **Rs.49,89,113.08/- (Rupees Forty-Nine Lakhs Eighty-Nine Thousand One Hundred Thirteen and Paise Eight Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 14.07.2023** within 60 days of the said notice and as such the secured creditor has taken physical possession of the secured asset 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 fixed the reserve price of the secured asset at



- Rs.27,56,000/- (Rupees Twenty-Seven Lakhs Fifty-Six Thousand only) for Property 1 and similarly Rs.27,56,000/- (Rupees Twenty-Seven Lakhs Fifty-Six Thousand only) for Property 2.
5. That accordingly, based on the commercial understanding, the secured creditor has decided that the secured asset may be put to sale, by holding a public auction of the secured asset through E-auction mode on **16th April, 2024** at a reserve price of **Rs.27,56,000/- (Rupees Twenty-Seven Lakhs Fifty-Six Thousand only) for Property 1 and similarly at a reserve price of Rs.27,56,000/- (Rupees Twenty-Seven Lakhs Fifty-Six Thousand only) for Property 2.**
 6. The date for inspection of the said secured asset is fixed on **12th April, 2024** between **11:00 A.M. to 4:00 P.M.** The offers for the said flats/Property should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS for **Rs.2,75,600/- (Rupees Two Lakhs Seventy-Five Thousand Six Hundred only) for Property 1 and similarly Rs.2,75,600/- (Rupees Two Lakhs Seventy-Five Thousand Six Hundred only) for Property 2** as respective Earnest Money Deposit on/before **15th April, 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 30 days, at pre-sale stage, is being given to you the addressees in compliance of Rule 8(6) and 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 30 clear days from this notice on **16th April 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 on **7th March 2024** 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://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>
 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)

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

Page 3 of 3