

“APPENDIX - IV-A”

**See proviso to rule 8 (6) and 4(1) of The Security Interest (Enforcement) Rules,
2002**

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below-described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the **Authorized Officer of Aditya Birla Finance Limited**, the Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **26th October 2023 for the recovery of, Rs.8,76,28,680.46 (Rupees Eight Crore Seventy-Six Lakhs Twenty-Eight Thousand Six Hundred Eighty and Forty-Six paise Only)** as on 16-06-2022 *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due to Aditya Birla Finance Limited, the Secured Creditor from **1. M/S PAUL PACKAGING PRIVATE LIMITED (Borrower) Through its directors, 2. DEBDAS PAUL (Guarantor), 3. DEBOJYOTI PAUL (Co- Borrower).**

The Reserve Price of immovable property i.e., Land and Building will be Rs.4,97,00,115/- (Rupees Four Crores Ninety-Seven Lakhs One Hundred and Fifteen only) and the Earnest Money Deposit will be Rs.49,70,011.5/- (Rupees Forty-Nine Lakhs Seventy Thousand Eleven and Fifty paise Only).

The Reserve Price for Plants and Machinery situated in the below described immovable property will be Rs.35,10,900/- (Rupees Thirty-Five Lakhs Ten Thousand Nine Hundred only) and the Earnest Money Deposit will be Rs.3,51,090/- (Rupees Three Lakhs Fifty-One Thousand and Ninety Only).

DESCRIPTION OF THE IMMOVABLE PROPERTY

ALL THAT PIECE AND PARCEL of Industrial (Karkhana) land measuring 39 cottahs equivalent to 64 decimal out of total land measuring 95 decimal comprised in Mouza Sherpur under R.S. Khatian No. 13, L.R. Khatian No. 26, L.R. Dag No. 545 under R.S. Dag No. 514, under Police Station Amta, District Howrah within the jurisdiction of ADSR Amta within the limits of Bhandergacha Gram Panchayat which is bounded and butted by:

ON THE NORTH: Land of Sri Tarun Poali and Sri Nirapada Poali.

ON THE SOUTH: Land of Sri Kali Pada Mondal

ON THE EAST: Canal

ON THE WEST: Road

DETAILS OF OTHER ASSETS PROVIDED AS SECURITY INTEREST IN ABOVE PROPERTY

Exclusive charge on movable assets; rights, title, interest and benefit in all current assets (both present and future); right, title, interest, benefits, claims and demands on all monies; book-debts, receivables, outstanding, monies, claims, etc.; present and future assets.

All and singular the Borrower's moveable assets, including without limitation all movables including plant, machinery and equipment together with its accessories, furniture, fittings, air-conditioners,

furnishings, artifacts, paintings, utensils, cutlery, vessels, machinery, spares, accessories, computer hardware, computer software, tools and accessories, both present and future whether installed or whatever lying loose or in cases or which are lying or are stored in or to be stored in or to be brought into or upon or be brought upon the Borrower's factories, premises, warehouse, stockyards and godowns or those of the borrower's agents, affiliates, associates or representatives at the work sites or at any time during the continuance of this security belong to the Borrower and /or that may at present or hereafter be held by any party anywhere to the order and disposition of the Borrower or in the course of transit or delivery and all replacement thereof, and additions thereto, whether by way of substitution, replacement, conversion, realization or otherwise howsoever with all benefits, rights and incidents attached thereto, which are now or shall at any time hereafter be owned by the Borrower AND ALL rights, title, interest, property, claims and demands whatsoever of the Borrower unto and upon the same, which shall include all insurance contracts, both present and future, all rights, claims and benefits to all monies receivable thereunder and the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof for damage to the aforesaid properties.

(Deed of Hypothecation dated 13.09.2018 to be referred for a detailed description)

For detailed terms and conditions of the sale, please refer to the link provided on the website of Aditya Birla Finance Limited i.e.

<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 05th October, 2023

Place: Kolkata

Authorized Officer
Aditya Birla Finance Limited
Contact No. 7596946467