

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED TO ADITYA BIRLA FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

The undersigned being the Authorized Officer of Aditya Birla Finance Limited (“ABFL”) has taken the physical possession of the immovable property/Secured Asset being “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. (“Secured Asset”) under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 (“SARFAESI Act, 2002”) which stood secured in favor of ABFL towards financial facility availed by the Borrowers/Co-Borrowers namely **1. SANTANU DEY, 2. TIRUPATI ENTERPRISE Through its Partners and 3. REBECCA DEY (Guarantor)** (hereinafter collectively referred to as “Borrowers”) from ABFL.

The undersigned is enforcing its security interest against the Secured Asset as described hereinabove by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset. The Sale of the said Secured Asset will be effected on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS” and “WHATEVER THEREIS BASIS” on **12th March, 2024** for recovery of

outstanding amount to the tune of **Rs.3,06,56,016.30 (Rupees Three Crores Six Lakhs Fifty-Six Thousand Sixteen and thirty paise only)** as on 05-08-2022 (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) due to Aditya Birla Finance Limited, the Secured Creditor from **1. SANTANU DEY (Borrower), 2. TIRUPATI ENTERPRISE (Co - Borrower) Through its Partners and 3. REBECCA DEY (Guarantor)** and for the recovery of a further sum of **Rs.34,00,310.52/- (Rupees Thirty-Four Lakhs Three Hundred Ten and Fifty-Two Paise only)** as on 05-08-2022 (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) due to Aditya Birla Finance Limited, the Secured Creditor from **1. TIRUPATI ENTERPRISE (Borrower) Through its Partners, 2. SANTANU DEY (Co-Borrower) and 3. REBECCA DEY (Guarantor)**. The sale price or reserve price is fixed at **Rs.1,49,83,137/- (Rupees One Crore Forty-Nine Lakhs Eighty-Three Thousand One Hundred Thirty-Seven Only)**. The Immovable Property/Secured Asset shall be sold through Private Treaty to the Purchaser offering the highest price to the Authorized Officer.

The Borrowers and the public in general are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABFL is now under the process of enforcing its security interest by effecting sale of the said Secured Asset by way of private treaty as prescribed under the provisions of Rule 8 (5)(d) read with Rule 8 (8) of Security Interest (Enforcement) Rules, 2002.

Further the Borrowers attention is invited to provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 in respect of time available, to redeem the said Secured Asset.

Date: 22nd February, 2024

For Aditya Birla Finance Limited

Place: Kolkata

Sd/-

Authorized Officer

Mr. Shubham Singh

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