



By Speed Post/ Email

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

Date: 5th February, 2024

To,

1. PC DEY AND SON DISTRIBUTORS PRIVATE LIMITED (BORROWER) THROUGH ITS DIRECTORS
2. MRS. MINU DEY (GUARANTOR)
3. MR. PARESH CHANDRA DEY(GUARANTOR)
4. MR. AMITAVA DEY(GUARANTOR)
5. MRS.SUSHMITA DEY DUTTA(GUARANTOR)

All at:

330, JESSORE ROAD, D.B. PARK HABRA, N24(PGS), KOLKATA-743263

SUB: Notice of 15 Days for Sale Under Proviso to 9(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002 For Sale of Secured Asset.

REF: Loan A/C No. 80001393 and 0262101

Dear Sir / Madam,

1. This is with reference to the sale notice dated 2nd January, 2024 issued to your good self-giving a notice of 15 days read with proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of the below mentioned Immovable properties / "Secured Asset".

DESCRIPTION OF THE IMMOVABLE PROPERTIES (SECURED ASSETS)

ALL THAT PIECE AND PARCEL OF ALL THAT A SELF - CONTAINED VACANT FLOOR AT ENTIRE FIRST FLOOR MEASURING 3017 SQ. FT. BE THE SAME A LITTLE MORE OR LESS BE THE SAME A LITTLE MORE OR LESS (SABEK C.S. DAG NO. 623 UNDER R.S. & L.R. DAG NO. 1427) ALONGWITH PROPORTIONATE SHARE OF COMMON AREAS AND COMMON FACILITIES LYING AND SITUATED AT AND UNDER THE PREMISES AT ALL THAT PIECE AND PARCEL OF LAND MEASURING AN AREA OF 10 DECIMALS, DISTRICT - NORTH 24 PARGANAS, P.S. A.D.S.R.O AND MUNICIPALITY - HABRA, HOLDING NO. 55, WARD NO. 15, PARGANAS - UKHRA, HAL TOUZI NO. 14 MOUZA - HIJALPUKURIA, J.L. NO. 80,

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Aditya Birla Finance Limited

Room No. 401, 4th Floor, 24, Camac Square, Kolkata - 700016.
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care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65990GJ1991PLC064603

AUTHORISED OFFICER



intertek



R.S. KHATIAN NO. 539, L.R. KHATIAN NO. 5989 SABEK DAG NO. 623 UNDER R.S. & L.R. DAG NO. 1422 & 1427 AREA OF LAND 10 DECIMALS (UNDER ONLY R.S. & L.R. DAG NO. 1427 PIN - 743263. The said property is butted and bounded in the manner as follows: -On the North by: R.S & L.R DAG No.1422 & 1427 AND NARAYANCHANDRA PAUL; On the South by: 10' FEET PUCCA ROAD; On the East by: VENDOR'S VACANT LAND; On the West by: DHIRENDRA NATH MAJUMDER;

The aforesaid properties are hereinafter referred to as the "SECURED ASSETS"

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 19 February 2020 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.15,10,84,283.82/-** (Rupees Fifteen Crore Ten Lakhs Eighty-Four Thousand Two Hundred Eighty-Three and Paise Eighty-Two Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 31.01.2020 within 60 days of the said notice and as such the secured creditor has taken physical possession of the aforesaid mentioned secured asset 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, had originally fixed the reserve price of the SECURED ASSETS at Rs.2,67,92,515/- (Rupees Two Crores Sixty-Seven Lakhs Ninety-Two Thousand Five Hundred and Fifteen Only).
5. That earlier auctions conducted by the Authorized Officer basis the different Reserve Prices have failed owing to non-receipts of Bids.
6. That accordingly, based on the commercial understanding, the secured creditor has now decided that the SECURED ASSETS may be put to sale, by holding a subsequent public auction of the SECURED ASSETS through E-auction mode on **21st February,**



2024 at a reserve price of **Rs.1,49,41,785/- (Rupees One Crore Forty-Nine Lakhs Forty-One Thousand Seven Hundred Eighty-Five Only)**.

7. The date for inspection of the secured asset is fixed on **19th February, 2024** between 11:00 A.M. to 4:00 P.M. The Earnest Money Deposit (E.M.D) shall be **Rs.14,94,178.50/- (Rupees Fourteen Lakhs Ninety-Four Thousand One Hundred Seventy-Eight and Fifty paise only)** thereof. The offers for the said SECURED ASSETS should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit on/before **20th February, 2024** at 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata - 700016. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
8. 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 **21st February, 2024**.
9. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor has also caused a public notice as given under Security Interest (Enforcement) Rules, 2002, which has also been published in two leading newspapers on **3rd February, 2024** including one in vernacular language having wide circulation across West Bengal.
10. The detailed terms and conditions of E-Auction has been uploaded on website <https://sarfaesi.auctiontiger.net&https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>
11. 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)