



By Speed Post/ Email

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

Date: 5th February, 2024

To,

1. BIJAYA DRUMS PVT LTD. (BORROWER)
THROUGH ITS DIRECTORS
2. DIPTA SHANKHA CHAKRABORTY (GUARANTOR)
3. RUDRA SHANKHA CHAKRABORTY (GUARANTOR)
4. SHANTI SHANKHA CHAKRABORTY (GUARANTOR)
5. MILA CHAKRABORTY (GUARANTOR)
6. CHANDRANI CHAKRABORTY (GUARANTOR)

All at:

36/1/1, CANAL WEST ROAD, KOLKATA-700004

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. 80000790, 80001786, 80002563, 0231904, 0231901

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 the flat /covered space being Unit No. 201, on the northern side of the Second Floor of Block 'E' of the New Buildings, having a total Super Built Area of 1666 (One Thousand Six Hundred and Sixty Six) Square Feet, more or less , delineated on the map annexed hereto, marked "B" and bordered "GREEN" thereon and (Part - II) - (The Parking Space) ALL THAT the parking space being No. RG-16, for parking of one(1) medium sized motor car in the Ground Floor of the New Buildings, delineated on the map annexed hereto, marked "C" and bordered "GREEN" thereon and delineated lying and situated at ALL THAT the piece and parcel of land having an area measuring 136.25 Decimal equivalent eighty two(82) Cottahs, six(6) Chittacks and forty one(41) Square Feet, more or less out of which 94.25 Decimal of land contained in Mouza Atghora, L.R. Dag no. 408(P), 409(P), 411,

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ADITYA BIRLA CAPITAL LTD.

AUTHORISED OFFICER

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat -362 266

CIN: U65990GJ1991PLC064603

Aditya Birla Finance Limited

Room No. 401, 4th Floor, 24, Camac Square, Kolkata - 700016.

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413, 414,415,416,417(P) and 418 comprised in L.R. Khatian No. 932 and 645, J.L. No. 10, R.S. No. 133, Touzi No. 172 and 42 Decimal of land contained in Mouza Dasadrone, L.R. 437/1, J.L. No. 4, R.S. No. 150, Touzi no. 2998 all within the limit of Rajarhat Gopalpur Municipality, Police Station Rajarhat, District North 24 Parganas under Additional District Sub-Registrar office at Biddhannagar, Salt Lake City ("Residential Property") and butted and bounded as follows: On the North: by the land contained in L.R. Dag No. 419, 420, 421 and 424, On the East: By Rajarhat Road On the South: by the land contained in L.R. Dag No. 408, 409, 411 and 413, On the West: By the common passage, Mouza Dasadrone.

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 07.06.2021 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.6,34,03,398.01/-** (Rupees Six Crores Thirty-Four Lakhs Three Thousand Three Hundred Ninety-Eight and Paise One Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 26.05.2021 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.89,30,000/- (Rupees Eighty-Nine Lakhs Thirty Thousand 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.75,00,000/- (Rupees Seventy-Five Lakhs 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.7,50,000/- (Rupees Seven Lakhs Fifty Thousand 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
ADITYA BIRLA FINANCE LIMITED

(Authorized Officer)

AUTHORISED OFFICER