

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

*[See proviso to rule 8(6)]*

**(Appendix IV-A)**

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the scheme of amalgamation dated 11.03.2024, duly recorded in the Order passed by the National Company Law Tribunal – Ahmedabad on 24.03.2025, all actions initiated by Aditya Birla Finance Ltd. ('ABFL') under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002, in relation to the mortgaged property, including the Sale of the mortgage property mentioned in schedule below, stands transferred in the Aditya Birla Capital Ltd, the amalgamated company, by virtue of Section 230 & 232 of Companies Act 2013. Accordingly, this sale notice is being published by Aditya Birla Capital Ltd ("ABCL").

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 proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (54 of 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 property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited (now amalgamated with ABCL), the mortgage property will be sold through E-Auction on "As is where is", "As is what is", and "Whatever there is" basis on **09.06.2025 for recovery of Rs.13,40,59,517.87/- (Rupees Thirteen Crores Forty Lakhs Fifty-Nine Thousand Five Hundred Seventeen and Paise Eighty-Seven Only)**. *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* as on **16.05.2024**, and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers/Guarantor** namely, **1) M/s Bansidhar Agarwalla & Co Pvt Ltd. (Borrower & Mortgagor) {Unit Bulbulitalla} Through its directors; (2) M/s Vidushi Agro Private Limited (Co-Borrower & Mortgagor); Through its directors (3) M/s Bansi Automotive Tyres Pvt Ltd. (Co-Borrower); Through its directors, (4) Prashant Agarwalla son of Rajendra Prasad Agarwalla (Guarantor); (5) Lalita Devi Agarwalla wife of Mohan Lal Agarwalla (Guarantor); (6) Ekta Agarwalla wife Mohit Agarwal (Guarantor & Legal heir of deceased guarantor Late Mohit Agarwalla); (7) Rajendra Agarwalla son of Hazari Lal Agarwalla (Guarantor), (8) Mohan Lal Agarwalla Son of Bansidhar Agarwalla (Guarantor); (9) Utkarsh Agarwalla son of Late Mohit Agarwalla (Legal heir of deceased guarantor Late Mohit Agarwalla); (10) Vidushi Agarwal (Legal heir of deceased guarantor Late Mohit Agarwalla) Through her natural guardian Ekta Agarwalla @ Ekta Devi Agarwalla.**

The Reserve Price for the sale of the Properties are **Rs. 1,99,40,400/- (Rupees One Crore Ninety Nine Lakhs Fourty Thousand Four Hundred only)** whereas, the total earnest money deposit (EMD) for both properties aggregated amounts is **Rs. 19,94,040/- (Rupees Nineteen Lakhs Ninety Four Thousand Forty only)**.

## **DESCRIPTION OF THE IMMOVABLE PROPERTY:**

### **Property No.1 – Item no. (i)**

ALL THAT Office bearing No. **503-A** containing a built-up area of 638 square feet (super built-up area being 851 square feet)) more or less on the Fifth Floor of the existing building “Diamond Prestige” at the said Premises No. 41A Acharya Jagadish Chandra Bose Road Kolkata with proportionate share of area on piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Bighas 13 Cottahs 13 Chittacks and 37 square feet be the same a little more or less situate lying at and being premises No. 41 A Acharya Jagadish Chandra Bose Road (formerly known as Lower Circular Road), within Park Street Police Station and comprised in Holding No. 1, Block No. IV in the South Division of the town of Calcutta, PIN – 700017, Ward No. 61 of the Kolkata Municipal Corporation and butted and bounded as follows:

On the north: by filled up sewer ditch of Kolkata Municipal Corporation beyond which is Lower Circular Road Baptist Chappel at premises No. 42 and 43 A.J.C Bose Road; On the East: by A.J.C Bose Road; On the South: partly by Elliot Road and partly by premises No. 95A, Elliot Road; On the West: partly by premises No. 95A Elliot Road and Partly by the said filled up sewer ditch. AND as morefully delineated in the plan annexed to the title deed bordered thereon in “**RED**” OR HOWSOEVER OTHERWISE the same now are or is or at anytime heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished. EXCEPTING HOWEVER 8000 square feet of area on the 4<sup>th</sup> Floor of the said building at the said premises. *(This property No. 1 – item no. (i) is owned by M/s. Vidushi Agro Pvt. Ltd. (Co-Borrower Cum Mortgagor) by virtue of Indenture dated 28.12.2015 executed by Diamond Nirman Enterprises & Others in favor of said mortgagor and registered with Additional Registrar of Assurances – II, Kolkata as Deed No. I – 11334 of 2015.)*

### **Item no. (ii)**

ALL THAT Office bearing No. **503** containing a built-up area of **508** square feet (super built-up area being **677** square feet) more or less on the **Fifth** Floor of the existing building “**Diamond Prestige**” at the said Premises No. **41A** Acharya Jagadish Chandra Bose Road Kolkata with proportionate share of area on piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Bighas 13 Cottahs 13 Chittacks and 37 square feet be the same a little more or less situate lying at and being premises No. 41 A Acharya Jagadish Chandra Bose Road (formerly known as Lower Circular Road), within Park Street Police Station and comprised in Holding No. 1, Block No. IV in the South Division of the town of Calcutta, PIN – 700017, Ward No. 61 of the Kolkata Municipal Corporation and butted and bounded as follows: On the north : by filled up sewer ditch of Kolkata Municipal Corporation beyond which is Lower Circular Road Baptist Chappel at premises No. 42 and 43 A.J.C Bose Road; On the East: by A.J.C Bose Road; On the South: partly by Elliot Road and partly by premises No. 95A, Elliot Road; On the West : partly by premises No. 95A Elliot Road and Partly by the said filled up sewer ditch. AND as morefully delineated in the plan annexed to the title deed bordered thereon in “**RED**”, OR HOWSOEVER OTHERWISE the same now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished. EXCEPTING HOWEVER 8000 square feet of area on the 4th Floor of the said building at the said premises.

*(This item no. (ii) is owned by M/s. Vidushi Agro Pvt. Ltd. (Co-Borrower Cum Mortgagor) by virtue of Indenture dated 28.12.2015 executed by Diamond Nirman Enterprises & Others in favor of said mortgagor and registered with Additional Registrar of Assurances – II, Kolkata as Deed No. I – 11333 of 2015.)*

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

**Known encumbrance:** S.A. No. 18 of 2025 under Section 17 of the SARFAESI Act, 2002 pending before the Learned Debts Recovery Tribunal- II, Kolkata.

Date: 21.05.2025

**Authorized Officer**

Place: Kolkata

**Aditya Birla Capital Limited**