

## SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

*[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. 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 Rule 8(6) 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 (now amalgamated with ABCL)**, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **09.06.2025 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 (now amalgamated with ABCL), 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. 3,26,08,247/- (Rupees Three Crore Twenty Six Lakhs Eight Thousand Two Hundred Forty Seven only)** and the Earnest Money Deposit will be **Rs. 32,60,824.7/- (Rupees thirty-two lakhs sixty thousand eight hundred twenty-four and paise seven 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

**Known encumbrance:** S.A. No. 314 of 2022 under Section 17 of the SARFAESI Act, 2002 pending before the Learned Debts Recovery Tribunal- I, Kolkata.

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>

**Date: 21.05.2025**

**Authorized Officer**

**Place: Kolkata**

**Aditya Birla Capital Limited**