



APPENDIX - IV-A

See proviso to rule 8 (6) r/w proviso to rule 9(1) of The Security Interest (Enforcement) Rules, 2002

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) and proviso to Rule 9 (1) 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**, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **28th February, 2024** for the recovery of **Rs.18,47,44,181/- (Rupees Eighteen Crores Forty-Seven Lakhs Forty-Four Thousand One Hundred Eighty-One only)** as on 09-06-2022 (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) due to Aditya Birla Finance Limited, the Secured Creditor from 1. **CITY OIL PRIVATE LIMITED (Borrower)**, 2. **GOUTAM BERA (GUARANTOR)**, 3. **ARINDAM BERA**, 4. **SONALI BERA (GUARANTOR)**, 5. **SAILABI BERA (GUARANTOR)**.

The Reserve Price of the Secured Asset being immovable property will be **Rs.36,50,775/- (Rupees Thirty-Six Lakhs Fifty Thousand Seven Hundred Seventy-Five only)** and the Earnest Money Deposit will be **Rs.3,65,077.50/- (Rupees Three Lakhs Sixty-Five Thousand Seventy-Seven and Paise Fifty Only)**.

DESCRIPTION OF THE IMMOVABLE PROPERTY (SECURED ASSET)

All that 'The. Unit' comprised of one room being NO. M-7nn the Mezzanine floor measuring 15.85 Sq. Meters (approximately equivalent to 170.6 Sq.. Ft.) be the same a little more or less of the premises comprised of all that partly 5 storied partly 4 storied partly brick built and partly R.C.C Building, messuage, tenanment, land hereditament, house and premises together with piece or parcel of revenue redeemed land, thereunto belonging and on part whereof the same is erected and built containing by an measurement an area of 12 cottaahs, 7 chittacks and 33 sq. ft. be the same a little' more or less situate lying and being the

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ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

Aditya Birla Finance Limited

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Registered Office:

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





premises No. .34, Chittaranjan Avenue, in the town of Kolkata, formerly No. 7, of the surplus land of the Calcutta Improvement Trust Scheme No. VII-D, formed out of Old Premises No. 13, Kinderdine Lane, and 73, Malanga Lane and now forming Premises No, 34, Chittaranjan Avenue, comprising in Holdings No. 242 and 243 respectively in Block- XIII in the 'South Division of the town of Calcutta within the Police Station Bowbazar and butted and bounded in the manner following .

On the North & North East : By the new road leading from Central Avenue, Calcutta;

On the East : By No. 71, Malanga Lane;

On the South & South-West : By Malanga Lane."

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

Date: 9th February, 2024

Place: Kolkata

ADITYA BIRLA FINANCE LTD.
Authorized Officer

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Aditya Birla Finance Limited

Contact No. 9503198114