

(By Speed Post/Email)

To,

1. City Oil Private Limited (Borrower) Through its director

Having its addresses at:

- Room No. M7, Jobakusum Building, 34 C.R. Avenue, Kolkata – 700012.
- Premises No. 10, Uttar Arupara, 1st Bye Lane, Gip Colony, Howrah – 711112.
- Howah Amta Road, L.R. Dag No. 770,771, 772,774 & 775, JL no. 50, Mouza Kantlia, PO Nibra, PS Domjur, Makardah 1, Howrah – 711409
- Howah Amta Road, L.R. Dag No. 790, JL no. 50, Mouza Kantlia, PS Domjur, Makardah 1, Howrah – 711409.
- JL No. 4, LR Plot/Dag No. 5, Khatian – 1243, Mouza Santragachi, PS Jagacha, Howrah - 711112

2. Goutam Bera (Guarantor)

Having its addresses at:

- Room No. M7, Jobakusum Building, 34 C.R. Avenue, Kolkata – 700012.
- Premises No. 10, Uttar Arupara, 1st Bye Lane, Gip Colony, Howrah – 711112.
- Howah Amta Road, L.R. Dag No. 770,771, 772,774 & 775, JL no. 50, Mouza Kantlia, PO Nibra, PS Domjur, Makardah 1, Howrah – 711409
- Howah Amta Road, L.R. Dag No. 790, JL no. 50, Mouza Kantlia, PS Domjur, Makardah 1, Howrah – 711409.
- JL No. 4, LR Plot/Dag No. 5, Khatian – 1243, Mouza Santragachi, PS Jagacha, Howrah - 711112

3. Arindam Bera (Guarantor)

Having its addresses at:

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- Premises No. 10, Uttar Arupara, 1st Bye Lane, Gip Colony, Howrah – 711112.
- Howah Amta Road, L.R. Dag No. 770,771, 772,774 & 775, JL no. 50, Mouza Kantlia, PO Nibra, PS Domjur, Makardah 1, Howrah – 711409
- Howah Amta Road, L.R. Dag No. 790, JL no. 50, Mouza Kantlia, PS Domjur, Makardah 1, Howrah – 711409.
- JL No. 4, LR Plot/Dag No. 5, Khatian – 1243, Mouza Santragachi, PS Jagacha, Howrah – 711112

4. Sonali Bera (Guarantor)

Having its addresses at:

- Room No. M7, Jobakusum Building, 34 C.R. Avenue, Kolkata – 700012.
- Premises No. 10, Uttar Arupara, 1st Bye Lane, Gip Colony, Howrah – 711112.

Corporate Office:

Aditya Birla Finance Limited

24, Camac Square, Camac Street, Kolkata - 700 016.

Tel: +91 22 4356 7100 | Fax: +91 22 4356 7266 | Toll-free number: 1800-270-7000

care.finance@adityabirlacapital.com | <https://finance.adityabirlacapital.com>

ADITYA BIRLA FINANCE LTD.

Goutam Bera

AUTHORISED OFFICER

Registered Office:

Indian Rayon Compound,

Veraval, Gujarat – 362 266

CIN: U65990GJ1991PLC064603



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- Howah Amta Road, L.R. Dag No. 770,771, 772,774 & 775, JL no. 50, Mouza Kantlia, PO Nibra, PS Domjur, Makardah 1, Howrah – 711409
- Howah Amta Road, L.R. Dag No. 790, JL no. 50, Mouza Kantlia, PS Domjur, Makardah 1, Howrah – 711409.
- JL No. 4, LR Plot/Dag No. 5, Khatian – 1243, Mouza Santragachi, PS Jagacha, Howrah - 711112

5. Sailabi Bera (Guarantor)

Having its addresses at:

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- Premises No. 10, Uttar Arupara, 1st Bye Lane, Gip Colony, Howrah – 711112.
- Howarah Amta Road, L.R. Dag No. 770,771, 772,774 & 775, JL no. 50, Mouza Kantlia, PO Nibra, PS Domjur, Makardah 1, Howrah – 711409
- Howarah Amta Road, L.R. Dag No. 790, JL no. 50, Mouza Kantlia, PS Domjur, Makardah 1, Howrah – 711409.
- JL No. 4, LR Plot/Dag No. 5, Khatian – 1243, Mouza Santragachi, PS Jagacha, Howrah - 711112

Reference - Loan A/c Nos. 80000912, MINACS0208101, MINACS0208103, 80003413, HCFKO1TER00001001214, 80002640, 80002742, 80002745, 12009200109.

Subject: Redemption Notice issued in terms of Rule 8(6) and Rule 6(2) of SARFEASI Rule 2002 read with Section 13(8) of SARFAESI Act 2002.

Sir/Madam,

1. We, Aditya Birla Finance Limited (hereinafter referred to as “ABFL”), wish to bring to your attention that, you the Borrower/Guarantor/Mortgagor (hereinafter collectively referred to as “Borrower/s”) pursuant to the account being declared an NPA on **13.06.2022** have failed to comply with the demand notice dated **17.06.2022** issued under Section 13(2) of SARFAESI Act by failing to pay the outstanding dues of **Rs. 18,47,44,181/- (Rupees Eighteen Crores Forty-Seven Lakhs Forty-Four Thousand One Hundred and Eighty-One) due as on 09.06.2022** as demanded in the notice.
2. Please refer to the possession (physical) notice dated **06.02.2023**, wherein possession of the secured asset/s (detailed in the schedule below) was taken by ABFL for the purpose of realization of the dues, in accordance with the SARFAESI Act, 2002, and the rules framed thereunder. For the sake of brevity, we once again forward to you the physical possession notices along with the publication of the physical possession notice.
3. As on date, there is a total outstanding is **Rs. 20,71,61,666.51 /- (Rupees Twenty Crore Seventy-One Lakh Sixty one Thousand Six Hundred Sixty Six and Fifty one Paise)** as on **20.12.2024** in the loan account bearing no. **80000912, MINACS0208101, MINACS0208103, 80003413, HCFKO1TER00001001214, 80002640, 80002742,**

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80002745, 12009200109, which we call upon you the borrowers to pay in terms of paragraph 4 of this notice.

4. We, accordingly, give you a notice of **Thirty (30) days** to redeem the secured asset/s by paying an amount of **Rs. 20,71,61,666.51 /- (Rupees Twenty Crore Seventy One Lakh Sixty One Thousand Six Hundred Sixty Six and Fifty one Paise)** being the total outstanding as on date. In event you fail to redeem the secured asset/s mortgaged to ABFL, ABFL shall proceed to conduct the sale of the Secured asset/s under the provisions of the SARFAESI Act 2002 and Rules framed thereunder. The Reserve Price for the sale of the mortgaged property (includes Immovables and Movables as well) is reserve price of Rs. **7,07,68,408/- (Rupees Seven Crore Seventy-Six Lakhs Eight Thousand Four Hundred Eight Only)** for the immovable property i.e., Land and Building, and whereas the reserve price for Movables (Plant and Machinery) is **Rs.1,18,00,000/- (Rupees One Crore Eighteen Lakhs only)** contained within the said immovable property, all together being the SECURED ASSETS. Thus, the aggregate reserve price of the SECURED ASSETS i.e., the Land and Building along with the Movables (Stocks + Plants & Machineries) contained within the Immovable property has been fixed at **Rs.8,25,68,408/- (Rupees Eight Crore Twenty-Five Lakhs Sixty-Eight Thousand Four Hundred Eight only)** and the auction is scheduled to be conducted **on 14.02.2025**. The last date for receipt of Earnest Money Deposit (EMD) i.e, on **13.02.2025**. Note that the sale notice for auction as the case maybe, shall be published as per Rule 9(1) on **27.01.2025** or any day thereafter.
5. You are hereby informed that if the entire dues are not recovered from the sale of the Properties, all named borrowers shall remain liable for the balance amount.
6. Therefore, we make it abundantly clear that, if you fail to exercise your right of redemption within a period of 30 days from receipt of this notice, the same shall stand extinguished from the date of publication of the said sale notice under Rule 9(1).

For Aditya Birla Finance Limited

ADITYA BIRLA FINANCE LTD.

(Signature)
(Authorised Officer)

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SCHEDULE

(Description of Secured Assets)

Property II

ALL THAT piece and parcel of land comprised in Mouza Katlia J.L. No. 50, measuring about 0.33 satak in Dag No. 770, khatian No. 158, measuring about 0.11 satak in Dag No. 771, Khatian No. 921; measuring about 0.04 satak land in Dag No. 772, Khatian No. 929; measuring about 0.03 satak land in Dag No. 774, Khatian No. 592, measuring about 0.14 satak land in Dag No. 755, Khatian No. 593, totalling an area admeasuring 0.65 satak of land lying and situated within the local limits of Police Station Domjur, District Howrah, butted and bounded by the following:-

- North: By Howrah Amta Road
East: By property situated in Plot Nos. 775, 776 and 779
South: By property situated in Plot Nos. 756, 754, 773
West: By property situated in Plot Nos. 766, 767, 768 and 752

Property V:

ALL THAT piece and parcel of danga land measuring more or less 7 Satak comprised in Mouza Katlia, J.L. No. 50, C.S. Khatian No. 463, C.S. No. 773, L.R. Khatian No. 173, L.R. Dag No. 800 lying and situated within the local limits of Police Station Domjur, District Howrah.

Property VI:

ALL THAT piece and parcel of Danga land measuring more or less 5 Cottahs 06 Chittaks 18 Sq. Ft. comprised in Mouza Katlia, J.L. No. 50, L.R. Khatian Nos. 1348, 1384, 1378, 4, 1151 and 607, C.S. Dag No. 766(P), L.R. Dag No. 790(P) lying and situated within the local limits of Police Station Domjur, District Howrah, butted and bounded by the following: -

- North: By Dag No. 767
East: By Dag No. 771
South: By Dag No. 755
West: By part of Dag No. 759 and part of Dag No. 765

ADITYA BIRLA FINANCE LTD.

For Aditya Birla Finance Limited

(Authorised Officer).

Ganesh Das
AUTHORISED OFFICER

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Enclosures:

1. Inventory dated 06.02.2023 for the Movables Properties contains description of Articles as per Annexure – I of Security Interest (Enforcement Rules, 2002).
2. Physical Possession Notice dated 06.02.2023.

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