

**(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.
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- 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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- JL No. 4, LR Plot/Dag No. 5, Khatian – 1243, Mouza Santragachi, PS Jagacha, 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: 1800-470-7000

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

**ADITYA BIRLA FINANCE LTD.**

*Goutam Bera*

Registered Office:

Indian Rayon Compound,

Veraval, Gujarat – 362 266

CIN: U65990GJ1991PLC064603



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

**Subject: Redemption Notice issued in terms of Rule 8(6) 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 **24.09.2024**, wherein possession of the secured asset/s (detailed in the schedule below)

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**ADITYA BIRLA FINANCE LTD.**

*Sanjay Bera*  
**AUTHORISED OFFICER**

Registered Office:

Indian Rayon Compound,  
Veraval, Gujarat – 362 266

CIN: U65990GJ1991PLC064603



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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 notice along with the publication of the physical possession notice.

3. As on date, there is a total outstanding of **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, 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 Property No. 3 is **Rs.85,04,800/- (Rupees Eighty-Five Lakhs Four Thousand Eight Hundred only)** whereas, the reserve price of Property No. 4 (Residential House) is fixed at **Rs. 48,85,440/- (Rupees Forty-Eight Lakhs Eighty-Five Thousand Four Hundred Forty)**. Thus, the aggregate reserve price of the SECURED ASSETS has been fixed at **Rs. 1,33,90,240/- (Rupees One Crore Thirty Three Lakhs Ninety Thousand Two Hundred Forty)** and the auction is scheduled to be conducted on **04.03.2025**. The last date for receipt of Earnest Money Deposit (EMD) i.e, on **03.03.2025**. Note that the sale notice for auction/private treaty 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.**

(Authorised Officer)



**AUTHORISED OFFICER**

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**SCHEDULE**

**(Description of Secured Assets)**

**Property III: ALL THAT** piece and parcel of land measuring more or less 5 Cottahs comprised in Mouza – Santragachi Village, Revisional Settlement J. L. No. 4, RESA No. 2001, Touzi No. 783, Khatian No. 1048, Dag No. 1 (Part), L. R. Khatian No. 1243, L. R. Dag No. 5 (Part), along with one tile shed room standing thereon lying and situated within the local limits of Police Station Jagacha, District Howrah, butted and bounded by the following:-

North: Boundary Wall and Public passage

East: Public Passage

South: Property of Subhas Kole

West: Property of Sri Dipak Saha

**Property IV: ALL THAT** piece and parcel of land measuring more or less 3 satak comprised in Mouza – Santragachi Village, Revisional Settlement J. L. No. 4, RESA No. 2001, Touzi No. 783, Khatian No. 1036, Dag No. 13, lying and situated within the local limits of Police Station Jagacha, Sub Registration Office : Domjur , District : Howrah.

**For Aditya Birla Finance Limited**

**ADITYA BIRLA FINANCE LTD.**

**(Authorised Officer)**

*Gandhi Ram*

**AUTHORISED OFFICER**

Enclosures:

1. Inventory dated 24.09.2024 for the Movables Properties contains description of Articles as per Annexure – I of Security Interest (Enforcement Rules, 2002).
2. Possession Notice dated 24.09.2024.

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