

ADITYA BIRLA CAPITAL LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Office: Room No. 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata – 700 016

Contact Nos: - 1. Aditya Birla Capital Limited, Authorized Officer: Mr. Gautam Das and Mobile No. + 919830556237

2. Auction Service Provider - Auction Tiger, (ASP), Contact Person Name & Number – Ram Sharma – Contact no. 079-68136880/68136837||Mob.: +91 9265562821/18 | E Mail : support@auctiontiger.net

E-Auction Sale Notice

[See 9 (1) Security Interest (Enforcement) Rules, 2002]

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, the auction is being conducted by Aditya Birla Capital Ltd subject to the below mentioned term and condition.

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** (54 of 2002) for the recovery of amount due from borrower/s, offers/Bid are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on ‘**As Is Where Is Basis**’, ‘**As Is What Is Basis**’ and ‘**Whatever Is There Is Basis**’, Particulars of which are given below: -

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property (Secured Assets)	Reserve Price (RP)	Earnest Money Deposit (EMD) (10% of RP) & Incremental Value	Total Loan Outstanding (As on 11.10.22)
1. Disha Enterprise (Borrower) Through its proprietor Mr. Dibyendu Mohanta, 2. Mr. Dibyendu Mohanta (Guarantor) 3. Pamela Mohanta (Guarantor) 4. Nilima Mohanta (Guarantor)	Demand Notice dated 14 October 2022 for an amount of Rs.3,01,83,848.84/- (Rupees Three Crores One Lakhs Eighty-Three Thousand Eight Hundred Forty-Eight and Paise Eighty-Four Only)	<p>Property 2:- ALL THAT PIECE AND PARCEL of freehold residential property comprising of a plot of land measuring 5 (five) cottahs situate at Mouza – Humaipur, Pargana- Anwarpur, Re. SA No. 56, RS Plot No. 459, J.L No. 52, Touzi No. 146, Sabek Khatian No.-21, Hal Khatian No. 741, Dag No. 458, Sri Nagar 3 no. Gate, Badu Road, under Madhyamgram Municipality, Ward No. 8, P.O & P.S Madhyamgram (Earlier Barasat), Kolkata – 700129 District North 24 Parganas along with all structures and constructions made thereon, butted and bounded by: North : 6 ft wide road; South: Land of Gour Bose; East: House of the Vendor; West: Road,</p> <p>For Property 3:- ALL THAT PIECE AND PARCEL of property comprising of independent unit with super built up area measuring 3200 sq. ft. constructed on the second floor of the building situate at Mouza – Humaipur, Pargana- Anwarpur, L.R Plot No. 1547 being Holding no. 241 on Srinagar No. 2 Road within Ward no. 08 (formerly 15 and also 14) of Madhyamgram Municipality, Police Station: Barasat (now Madhyamgram), Sub-Registry Barasat, Kolkata – 700129 in the District North 24 Parganas along with the rights of construction on the third floor pursuant to the rights of construction of building on the roof above 2nd floor,</p>	The reserve prices for the immovable properties listed in the schedule are as follows: for Property-2 is set at a reserve price of Rs. 74,44,080, whereas, Property-3 has a reserve price of Rs. 31,85,280 and also Reserved Price for Property-4 is fixed at Rs. 3,98,475/-.	The Earnest Money Deposit (E.M.D.) for participation in the e-auction for the immovable properties listed in the schedule are in the following manner- EMD for PROPERTY-2 will be Rs. 7,44,408/- and also, EMD amount for PROPERTY-3 will be Rs. 3,18,528; and EMD amount for PROPERTY -4 will be Rs. 39,848.	Rs.3,01,83,848.84/- (Rupees Three Crores One Lakhs Eighty-Three Thousand Eight Hundred Forty-Eight and Paise Eighty-Four Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 11.10.2022.

		<p>butted and bounded by: North: 8 ft. 6inch wide Municipal Road; South: 14 ft. wide Municipal Road; East: Dag No. 747; West: 14 ft. wide Municipal Road and;</p> <p>For Property 4:- ALL THAT PIECE AND PARCEL of property comprising of a shop room measuring more or less 77 sq.ft. marked as Shoproom no. 2 on the ground floor of the building situated at Mouza – Humaipur, Pargana- Anwarpur, Touzi No.-146, J.L No. 52, Re.Sa. No. 56, Khatian No.-392, R.S Plot No. 616 being Holding no. 55/2 on Srinagar No. 2 Road within Ward No. 7 (formerly Ward no.13) of Madhyamgram Municipality, Police Station: Barasat (now Madhyamgram) and A.D.S.R Office Barasat, Kolkata – 700129 in the District North 24 Parganas along with the rights of common passage butted and bounded by: North: Shop No. 1; South: Shop No. 3; East: 21 ft. road; West: House of the vendor.</p>			
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The Terms and Conditions of the E-Auction are as under:

1. Pursuant to the scheme of amalgamation approved by the Board of Directors of Aditya Birla Capital Limited (ABCL) and Aditya Birla Finance Limited (ABFL) has been allowed by the National Company Law Tribunal vide order dated **24th March 2025** and in line with the clause **17 (x)** as mentioned in the aforementioned order, and same has been with effect from **01.04.2025** and henceforth, the ABFL has stepped into the shoes of the ABCL.
2. Accordingly, E-Auction for the aforesaid secured asset/s is being held on “AS IS WHERE IS BASIS”, “AS IS WHAT IS BASIS”, and “WHATEVER IS THERE IS BASIS” and will be conducted “Online”. The Auction will be conducted through the ABFL approved online auction service provider “**Auction Tiger**”.
3. **Date of E-Auction** for the above secured asset is **27.06.2025** at the web portal <https://sarfaesi.auctiontiger.net> from **11:00 AM to 1:00 PM** with no further extension. All interested participants of this E-Auction shall need to fill Bids/Tender Forms and submit the same along with EMD of 10% of above Reserve Price on or before the last date. All participants/bidders are required to submit their bids online on the web portal of online auction service provider “**Auction Tiger**” and the highest

bidder shall be declared as Successful Bidder in whose favor Sale of aforesaid secured assets would take place. **Bids submitted in any other format /incomplete bids are liable to be rejected.**

4. Bidders are advised to visit the said website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
5. **Date of Inspection of the Immovable Property** is on **24.06.2025** between **11.00 AM** to **04.00 PM**.
6. **Last Date of Submission of Bids/Tender Forms along with aforementioned EMD** in the prescribed tender/bid forms and KYC is on **26.06.2025 up to 4:00 P.M.** at the Branch Office address mentioned herein above. Bid Forms that are not filled up or EMDs received beyond last date will be considered as invalid and shall accordingly be rejected. No interest shall be paid on the EMD. This EMD shall be forfeited by Secured Creditor/ABFL if the successful bidder of this E-Auction, is either, not able to pay 25% of the sale price/bid price (inclusive of EMD) immediately upon acceptance of offer/bids or a day thereafter in terms of Rule 9(3) of SARFAESI Rules, 2002, or wishes to withdraw from Auction post declaration of him as Successful Bidder. The EMDs of unsuccessful bidders shall be returned.
7. The Balance 75% of the sale price/bid price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution/ ADITYA BIRLA FINANCE LTD (ABFL) or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer failing which the ABFL shall forfeit amounts already paid/deposited by the Purchaser/Bidder. Please refer Rule 9(3), 9(4) & 9(5) of SARFAESI Rules 2002 for more details with regards to Time of payment of Sale Price and related timelines.
8. The online bidder hereby agrees that once he/she has formally registered a qualified Bid before the Authorized Officer, he/she will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider. Bid Forms shall be accompanied by copies of the following KYC documents viz. (i) PAN Card (ii) Aadhar Card/Passport (iii) Current Address proof (iv) valid e-mail id (v) contact number (mobile/landline) (vi) Board Resolution to participate in the auction (for a company) etc. Scanned copies of the said documents shall be submitted to the e-mail id stated above.
9. The bidders shall hold a valid e-mail id as all the relevant information from the Secured Creditor/the Service Provider may be conveyed through email only.
10. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization. It is hereby made clear that above outstanding amount is exclusive of TDS Calculation and Pre-Payment Charges which may be added up at the time of complete settlement of Sale amount.
11. The notice is hereby given to the Borrower/s, Mortgager and Guarantor/s they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of terms and Conditions of Sale.

12. **The Borrower(s)/Co-Borrower(s)/Guarantor(s) have been given clear 30 DAYS REDEMPTION NOTICE AND 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette of India notification dated 03/11/2016) to pay the outstanding amount mentioned above due as on today, before date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrowers pay the amount due to Aditya Birla Finance Ltd, in full before the date of sale, auction is liable to be stopped.**
13. The detailed terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender/Bids forms are available at the above mentioned Zonal/Branch office. Bidders are also advised to visit the Auction Tiger website for Annexure and detailed Terms and Conditions of the sale before submitting their bids and participating in the proceedings.
14. The properties/secured assets will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
15. Prospective intending bidders may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction. However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.
16. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The Authorized Officer reserves the absolute discretion to allow inter se bidding with minimum Bid increment amount. The Property as mentioned will not be sold below Reserve Price.
17. The Tenderer(s) / Offeror(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned secured asset before submitting the tenders. The Authorized Officer shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
18. The sale is subject to confirmation by the Financial Institution. If the Borrowers pay the entire amount due to the Secured Creditor before the appointed date and time of e-auction, no sale will be concluded.
19. The AO has the right to reject any tender/tenders (for either of the property) or even may cancel the e-auction without assigning any reasons thereof.
20. **Aditya Birla Capital Ltd (formerly ABFL) is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on ‘As Is Where Is Basis’, ‘As Is What Is Basis’ and ‘Whatever Is There Is Basis’ at one lot having a consolidated Reserve Price as mentioned above.**

21. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
22. The Demand Draft Should be made in favor of **‘Aditya Birla Capital Limited’**.
23. On compliance of terms of sale, AO shall issue ‘Sale Certificate’ in favor of purchaser. All expenses relating to stamp duty, registration charges, conveyance, VAT, TDS etc. shall be borne by the purchaser.
24. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The AO reserves the absolute discretion to allow inter se bidding with minimum Bid incremental value amounting to Rs.1,00,000/- (Rupees One Lakh Only) for Property 1,2 and 3 and Rs25.000/-(Rupees Twenty-Five Thousand) for Property 4. The Property as mentioned will not be sold below Reserve Price.
25. Wherever applicable, it is the responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax Act.
26. The sale is subject to the conditions prescribed in the SARFAESI Act 2002 (54 of 2002) and the conditions mentioned above.

For further details, contact the Authorized Officer, at the above-mentioned Office address.

Date: 09.06.2025

Place: Kolkata

Gautam Das, Authorized Officer, Mobile No. +9119830556237

For Aditya Birla Capital Limited