

## **SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

*[See proviso to rule 8(6)]*

**(Appendix IV-A)**

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) of the Security Interest (Enforcement) Rules, 2002 (54 of 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 property mortgaged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of Aditya Birla Finance Limited, the mortgage property will be sold through E-Auction on “As is where is”, “As is what is”, and “Whatever there is” basis on **04.03.2025 for recovery of Rs. 20,71,61,666.51 /- (Rupees Twenty Crore Seventy One Lakh Sixty One Thousand Six Hundred Sixty Six and Fifty one Paise).** *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* as on **20.12.2024**, and further interest and other expenses thereon till the date of realization due to the Secured Creditor from **Borrowers/co-Borrowers namely, 1) City Oil Private Limited (Borrower) Through its director, 2) Goutam Bera (Guarantor); 3) Arindam Bera (Guarantor); Sonali Bera (Guarantor); 4) Sailabi Bera (Guarantor).**

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 earnest money deposit for Property No. 3, with a reserve price of Rs. 85,04,800/-, will be Rs. 8,50,480/-. Similarly, for Property No. 4, which has a reserve price of Rs. 48,85,440/-, the earnest money deposit is Rs. 4,88,544/-. Therefore, the total earnest money deposit for both properties aggregated amounts is **Rs. 13,39,024/- (Rupees Thirteen Lakhs Thirty-Nine Thousand Twenty-Four Only)**.

**Description of the immovable property:**

**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 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>

**Known encumbrance:** S.A. No. 752 of 2021 under Section 17 of the SARFAESI Act, 2002 pending before the Learned Debts Recovery Tribunal- III, Kolkata.

Date: 28.01.2025

Place: Kolkata

**Authorized Officer**  
**Aditya Birla Finance Limited**  
**Contact No. 7091128040**