

Shubham Singh

From: Shubham Singh
Sent: Sunday, February 11, 2024 3:30 PM
To: cityoilpvtltd@gmail.com
Subject: E- Service of Pre sale Notice under proviso to rule 9(1) of Security Interest (Enforcement) Rules, 2002 for 2nd E-Auction of CR Avenue Property|| City Oil Pvt Ltd

Importance: High

By Speed Post/ Email

Notice under proviso to Rule 9(1) of Security Interest (Enforcement) Rules,

2002

Date: 9th February, 2024

To,

1. CITY OIL PRIVATE LIMITED (BORROWER)
2. GOUTAM BERA (GUARANTOR)
3. ARINDAM BERA (GUARANTOR)
4. SONALI BERA (GUARANTOR)
5. SAILABI BERA (GUARANTOR)

All at:

- A. Premises No. 10, Uttar Arupara, 1st Bye Lane, Gip Colony, Howrah - 711112
- B. JL No. 4, LR Plot/Dag No. 5, Khatian - 1234, Mouza - Santragachi, P.S: Jagacha, Howrah - 711112.
- C. cityoilpvtltd@gmail.com

SUB: Notice of 15 Days for Sale Under Proviso to 9(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002 For Sale of Secured Asset.

REF: Loan A/C No. 80000912, 80001930, MINACS0208101, MINACS0208103, 12009200526, 80003413, HCFKO1TER00001001214, 80002742, 12009200109.

Dear Sir / Madam,

1. This is with reference to our pre-sale notice dated 12th May, 2023 issued to your good self-giving a notice of 30 days read with Rule 8(6) & Rule 9(1) of Security Interest (Enforcement) Rules, 2002 for sale of the below mentioned Immovable properties / "Secured Asset".

DESCRIPTION OF THE IMMOVABLE PROPERTIES (SECURED ASSETS)

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 ad measurement an area of 12 cottahs, 7 chittacks and 33 sq. ft. be the same a little' more or less situate lying and being the 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.";

The aforesaid properties are hereinafter referred to as the **"SECURED ASSETS"**

2. That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, a demand notice dated 17th June 2022 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addresses but you failed to make the payment of demanded amount i.e., **Rs.18,47,44,181/- (Rupees Eighteen Crores Forty-Seven Lakhs Forty-Four Thousand One Hundred Eighty-One only)** (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 09.06.2022 within 60 days of the said notice and as such the secured creditor has taken physical possession of the aforesaid mentioned secured asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.
4. That thereafter, the Authorized Officer had obtained valuation of the Secured Asset from an approved valuer and in consultation with the secured creditor, had originally fixed the reserve price of the SECURED ASSETS at Rs.36,50,775/- (Rupees Thirty-Six Lakhs Fifty Thousand Seven Hundred Seventy-Five only).
5. That earlier auctions conducted by the Authorized Officer basis the aforesaid reserve price has failed owing to non-receipts of Bids.
6. That accordingly, based on the commercial understanding, the secured creditor has now decided that the SECURED ASSETS may be put to sale, by holding a subsequent public auction of the SECURED ASSETS through E-auction mode on **28th February, 2024** at a reserve price of **Rs.36,50,775/- (Rupees Thirty-Six Lakhs Fifty Thousand Seven Hundred Seventy-Five only)**.
7. The date for inspection of the secured asset is fixed on **26th February, 2024** between 11:00 A.M. to 4:00 P.M. The Earnest Money Deposit (E.M.D) shall be **Rs.3,65,077.50/- (Rupees Three Lakhs Sixty-Five Thousand Seventy-Seven and Paise Fifty Only)** thereof. The offers for the said SECURED ASSETS should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit on/before **27th February, 2024** at 401, Camac Square, 4th

Floor, 24 Camac Street, Kolkata - 700016. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.

8. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured assets shall be put to sale, by holding public auction through e-auction mode on **"As is where is", "As is what is", and "Whatever there is"** after 15 clear days from this notice on **28th February, 2024**.
9. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor has also caused a public notice as given under Security Interest (Enforcement) Rules, 2002, which has also been published in two leading newspapers on **9th February, 2024** including one in vernacular language having wide circulation across West Bengal.
10. The detailed terms and conditions of E-Auction has been uploaded on website <https://sarfaesi.auctiontiger.net&https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>
11. That the attention of you the abovenamed addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

For Aditya Birla Finance Limited

Sd/-

(Authorized Officer)

(Shubham Singh)

(9503198114)