

BY REGISTERED A.D. / SPEED POST / EMAIL

Date: 03.12.2024

To,

1. M/s ILLUSION (Borrower)

a proprietorship firm being represented through its proprietor Mr. Amit Kumar Dutta.

2. Mr. Amit Kumar Dutta (Co-Borrower)

Son of Sri Ratan Bikash Dutta.

3. Mrs. Susmita Dutta (Co-Borrower)

Wife of Sri Amit Kumar Dutta

4. Mrs. Uttama Dutta (Co-Borrower & Mortgagor)

Wife of Sri Ratan Bikash Dutta

*(Hereinafter collectively referred to as the **Borrowers**)*

All are at:

- 1. Coal India Co-operative Housing Society L-4, Peerless Hospital, Panchasayar Sarani, Kolkata – 700094*
- 2. 39/1, Shanti Park, Panchasayar, P.S: Jadavpur, Kolkata - 700094*
- 3. 2nd Floor, 1925, Chak Garia, Metropolis, Highland Park, Kolkata – 700094*
- 4. 3-B, 3rd Floor, South East Side, Block No. C, Eden Windsor Park – III, P.S: East Jadavpur, Kolkata – 7000 094.*
- 5. 3-D, 3rd Floor, North East Side, Block No. C, Eden Windsor Park – III, P.S: East Jadavpur, Kolkata – 7000 094.*
- 6. House No. 4/55, Nehru Road, Near Soni Mandir, Doomdooma, Tinsukia, Assam – 786151*
- 7. Illusion_kol@yahoo.com*
- 8. Hiddendragon099@yahoo.co.in*

**Reference - LOAN ACCOUNT NOS. HCFKO1LOC00001001910 &
HCFKO1TER00001002008. And Physical Possession Notice dated 04.11.2024**

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>

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

CIN: U65990GJ1991PLC064603



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Subject: Intimation of 30 days' Notice for Sale of Secured Asset taken possession under the provision of SARFEASI Act & the Security Interest (Enforcement) Rules, 2002, in terms of Rule 8 (6) and redemption notice u/s. 13(8).

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") have failed to comply with the demand notices dated **11.06.2024** issued under Section 13(2) of SARFAESI Act, thereby failed to clear the outstanding dues of **Rs.67,81,490.56/- (Rupees Sixty-Seven Lakhs Eighty-One Thousand Four Hundred Ninety and Paise Fifty-Six only)** due as on **05.06.2024** in connection with the loan availed by the addressees namely, 1) **M/s ILLUSION (Borrower)**, a proprietorship firm being represented through its proprietor; 2. **Mr. Amit Kumar Dutta (Co-Borrower)**, Son of Sri Ratan Bikash Dutta; 3) **Mrs. Susmita Dutta (Co-Borrower)**, wife of Sri Amit Kumar Dutta; 4) **Mrs. Uttama Dutta (Co-Borrower & Mortgagor)**, (hereinafter collectively referred to as the "**Borrower's**").
2. Please refer to the possession (physical) notice dated **04.11.2024** wherein possession of the secured assets (detailed in the schedule below) was taken by us for the purpose of realization of the dues, in accordance with the SARFAESI Act, 2002 and allied rules.
3. That the loan accounts as availed aforesaid (as Borrower) were classified as Non-Performing Asset (**NPA**) on **03.10.2024**, as per RBI guidelines. Since issuance of the aforesaid demand notice under section 13(2) of SARFAESI Act, 2002, you have failed to make full payment of dues, except for any partial payments. Accordingly, it is proposed to sell the secured assets (detailed in the schedule below) at the below mentioned sale value.
4. Please take note that mortgaged property will be sold through public auction. The public notice for Sale will be published in two newspapers (one in Vernacular and other one English language) post 30 days from the date of this notice. Thus, the Reserve Price for the sale of the immovable property (more fully described in the schedule below) is fixed for Flat 3B (more fully described in schedule hereinafter) is **Rs.38,35,600/- (Rupees Thirty-Eight Lakhs Thirty-Five Thousand Six Hundred only)** whereas reserved price for Flat No. 3D (more fully described in schedule

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hereinafter) is **Rs.41,80,000/- (Rupees Forty-One Lakh Eighty Thousand Only)**. Henceforth, the aggregated Reserve Price fixed for both the properties is **Rs. 80,15,600/- (Rupees Eighty Lakhs Fifteen Thousand Six Hundred only)** and the auction is scheduled to be conducted on **11.02.2025**. The last date for receipt of Earnest Money Deposit (EMD) i.e., is on **10.02.2025**. All terms and conditions of the Sale will be clearly stated in the public notice which to be published and uploaded on the Secured Creditor's website as per SARFAESI Act & allied rules.

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. That as on date total outstanding in the loan account is **Rs.67,81,490.56/- (Rupees Sixty-Seven Lakhs Eighty-One Thousand Four Hundred Ninety and Paise Fifty-Six only)** as on **05.06.2024**, along with further interest at the contractual rates and other applicable charges until the date of full repayment.
7. We hereby give you a notice of **Thirty (30) days** to redeem the secured asset/s and in event you fail to redeem the secured asset/s, ABFL shall proceed to sale the same under the SARFAESI Act 2002 and Rules prescribed thereunder, note the sale notice shall be published as per Rule 9(1) **06.01.2025** or any day thereafter.
8. Therefore, in view of the aforementioned you may note 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 sale notice under Rule 9(1).

For Aditya Birla Finance Limited

ADITYA BIRLA FINANCE LTD.
(Authorised Officer)

Utkarsh Raj

AUTHORISED OFFICER

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SCHEDULE

(Description of Secured Asset)

ALL THAT the Unit in or portion of the **New Building being Unit No. 3-B and 3-D** containing a Super built-up area of **818 & 900** Square Feet more or less aggregating to a composite area of **1718 sq.ft** on a portion of the **THIRD FLOOR** in the New Building at the said premises and shown in the plan annexed thereto duly bordered in **'RED** thereon **TOGETHER WITH Two Open Car Parking Spaces on the ground floor of the said premises and shown in the plan annexed thereto duly bordered in "GREEN"** thereon **TOGETHER WITH** proportionate undivided and un demarcated indivisible impartible share in the Common Areas and Installations mentioned and described and mentioned in the **Third Schedule** thereunder written attributable to the said Unit **AND TOGETHER WITH** proportionate undivided un demarcated indivisible impartible share in the land comprised in the said premises no. 3217, Nayabad, Kolkata – 700094 situated in **ALL THAT PIECE AND PARCEL** of a land measuring more or less 07 Kattahs 07 Chittaks 25 Square feet of comprising in R.S Dag No. – 191 under R.S Khatian No. 131, R.S No. – 3, J.L No. – 25, Touzi No – 56 in Mouza – Nayabad, P.S Purba Jadavpur, District – 24 Parganas (South), now known as Premises No – 3217, Nayabad, Kolkata – 700094, within the limits of Kolkata Municipal Corporation Ward No. 109 with all easement rights, privileges, advantages and benefits attached therein and thereto which is more specifically delineated in the sketch map or plan marked with RED Border lines thereto which forms a part of the deed Sale Deed No. I-01267/17 dated 06.03.2017) registered with the office of ARA – I Kolkata and butted and bounded as follows:-

NORTH – 30 Ft. Wide Road,
SOUTH – 30 Ft. Wide Road,
EAST – 30 Ft. Wide Road,
WEST – Land of Others}

..... The aforesaid property is owned by Mrs. Uttama Dutta (Co-Borrower & Mortgagor) vide Sale Deed No. I-01267/17 dated 06.03.2017 registered with the office of ARA – I Kolkata and recorded in its book no. I, volume no. 1901-2017, pages 38952 to 39000.

For Aditya Birla Finance Limited

ADITYA BIRLA FINANCE LTD.
(Authorised Officer)

AUTHORISED OFFICER

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