

APPENDIX I

Rule 4(1)

PANCHNAMA

WHEREAS:

WE

Sr. No	Name of Panch and father's/Husband's name	Address	Age	Occupation
①	ASHISH KR. SHARMA S/O. H.P. SHARMA	4, PARLEY PLACE KOLKATA	40	BUSINESS
②	SUBHAM NAJTY S/O. S. NAJTY	DO	28	SERVICE
③	SUBHASH BARMAN C/O. S. BARMAN	DO	30	,
④	INDRAJIT PRAMANJUK S/O N. PRAMANJUK	DO	34	,
⑤	Amrajit Kumar S/O:- Late Avinashkr.	24, Camac Square Camac Street, Kolkata - 16	38	Occupation

The above mentioned panchs on being called by Mr. Gautam Das the Authorised Officer of ADITYA BIRLA FINANCE LIMITED, Kolkata Branch and having its Office at Room No. 401, 4th Floor, Camac Square, 24, Camac Street, Kolkata - 700016, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and in exercise of the powers under section 13(4) of the said Act, today entered into the premises of its Borrowers being 1) M/s Bansidhar Agarwalla & Co Pvt Ltd. (Borrower & Mortgagor)

Pranab Ray Sarker
SHERISTEDAR
Chief Judicial Magistrate
Calcutta 13/12/24

ADITYA BIRLA FINANCE LTD.

Gautam Das
AUTHORISED OFFICER

{Unit Bulbulitalla} Through its directors; (2) M/s Vidushi Agro Private Limited (Co-Borrower & Mortgagor); Through its directors 3) M/s Bansi Automotive Tyres Pvt Ltd. (Co-Borrower); Through its directors, 4) Prashant Agarwalla son of Rajendra Prasad Agarwalla (Guarantor); 5) Lalita Devi Agarwalla wife of Mohan Lal Agarwalla (Guarantor); 6) Ekta Agarwalla wife Mohit Agarwal (Guarantor & Legal heir of deceased guarantor Late Mohit Agarwalla); 7) Rajendra Agarwalla son of Hazari Lal Agarwalla (Guarantor), 8) Mohan Lal Agarwalla Son of Bansidhar Agarwalla (Guarantor); 9) Utkarsh Agarwalla son of Late Mohit Agarwalla (Legal heir of deceased guarantor Late Mohit Agarwalla); 10) Vidushi Agarwal (Legal heir of deceased guarantor Late Mohit Agarwalla) Through her natural guardian Ekta Agarwalla @ Ekta Devi Agarwalla at Kolkata (hereinafter referred to as "Borrower"s), West Bengal and demanded the payment of the dues mentioned in the demand notice dated 18.05.2024 in respect of Loan Account Nos. 80002611 | MINACS0270103 | MINACS0270104 | MINACS0270101 | HCFKO1TER00001000562 | HCFKO1LOC00001000563 HCFKO1TER00001000564 availed by aforesaid borrowers and on its nonpayment, taken over possession of movable properties as detailed in the inventory attached to this Panchnama between the hours 2:15 PM and 2:50 PM in our presence.

The Borrower's attention is invited to provision of sub section 8 of section 13 of the Act, in respect of the time available, to redeem the Secured Assets.

Therefore, we declare that the facts of the Panchnama mentioned herein are true and correct to the best of our observation and knowledge.

Sr. No	Name of Panch and father's/Husband's name	Address	Age	Occupation
①	ASHISH KR. SHARMA S/O. H.P. SHARMA	4, PARKLEY PLACE KOL - 1	40	BUSINESS
②	SUBHAM MAITY S/O S. MAITY	DO	26	SERVING
③	SUBHASH BARMAN S/O S. BARMAN	DO	30	"

Pranab Ray Sarkar
SHERISTEDAR
Chief Judicial Magistrate
Calcutta 13/12/24

ADITYA BIRLA FINANCE LTD.

Gandha Sen
AUTHORISED OFFICER

(4)	INDRAJIT PRAHARER	Do	34	1,
(5)	Amajit Kumar s/o:- Late Anwarul Karim	24, Canal Side Cane Street, Kolkata-12	38	Olympian.


SHERISTEDAR
Chief Judicial Magistrate
Calcutta 13/12/24

ADITYA BIRLA FINANCE LTD.


AUTHORISED OFFICER

APPENDIX II

Rule 4(2)

INVENTORY

WHEREAS:

Inventory of movables taken in Loan Accounts being no. 80002611 | MINACS0270103 | MINACS0270104 | MINACS0270101 | HCFKO1TER00001000562 HCFKO1LOC00001000563HCFKO1TER00001000564 availed by 1) M/s Bansidhar Agarwalla & Co Pvt Ltd. (Borrower & Mortgagor) {Unit Bulbulitalla} Through its directors; (2) M/s Vidushi Agro Private Limited (Co-Borrower & Mortgagor); Through its directors 3) M/s Bansi Automotive Tyres Pvt Ltd. (Co-Borrower); Through its directors, 4) Prashant Agarwalla son of Rajendra Prasad Agarwalla (Guarantor); 5) Lalita Devi Agarwalla wife of Mohan Lal Agarwalla (Guarantor); 6) Ekta Agarwalla wife Mohit Agarwal (Guarantor & Legal heir of deceased guarantor Late Mohit Agarwalla); 7) Rajendra Agarwalla son of Hazari Lal Agarwalla (Guarantor), 8) Mohan Lal Agarwalla Son of Bansidhar Agarwalla (Guarantor); 9) Utkarsh Agarwalla son of Late Mohit Agarwalla (Legal heir of deceased guarantor Late Mohit Agarwalla); 10) Vidushi Agarwal (Legal heir of deceased guarantor Late Mohit Agarwalla) Through her natural guardian Ekta Agarwalla @ Ekta Devi Agarwalla (hereinafter referred to as "Borrower"s), Inventory of moveable properties taken possession of at the premises of Borrowers namely 1) M/s Bansidhar Agarwalla & Co Pvt Ltd. (Borrower & Mortgagor) {Unit Bulbulitalla} Through its directors; (2) M/s Vidushi Agro Private Limited (Co-Borrower & Mortgagor); Through its directors 3) M/s Bansi Automotive Tyres Pvt Ltd. (Co-Borrower); Through its directors, 4) Prashant Agarwalla son of Rajendra Prasad Agarwalla (Guarantor); 5) Lalita Devi Agarwalla wife of Mohan Lal Agarwalla (Guarantor); 6) Ekta Agarwalla wife Mohit Agarwal (Guarantor & Legal heir of deceased guarantor Late Mohit Agarwalla); 7) Rajendra Agarwalla son of Hazari Lal Agarwalla (Guarantor), 8) Mohan Lal Agarwalla Son of Bansidhar Agarwalla (Guarantor); 9) Utkarsh Agarwalla son of Late Mohit Agarwalla (Legal heir of deceased guarantor Late Mohit Agarwalla); 10) Vidushi Agarwal (Legal heir of deceased guarantor Late Mohit Agarwalla) Through her natural guardian Ekta Agarwalla @ Ekta Devi Agarwalla - Property No.1 - Item no. (i) ALL THAT Office bearing No. 503-A containing a built-up area of 638 square feet (super built-up area being 851 square feet)) more or less on the Fifth Floor of the existing building "Diamond Prestige" at the said Premises No. 41A Acharya Jagadish Chandra Bose Road Kolkata with proportionate share of area on piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Bighas 13 Cottahs 13 Chittacks and 37 square feet be the same a little more or less situate lying at and being premises No. 41 A Acharya Jagadish Chandra Bose Road (formerly known as Lower Circular Road), within Park Street Police Station and comprised

Pranab Roy Samra
SHERISTEDAR
Chief Judicial Magistrate
Calcutta 13/12/24

ADITYA BIRLA FINANCE LTD.

Ganesh
AUTHORISED OFFICER

in Holding No. 1, Block No. IV in the South Division of the town of Calcutta, PIN - 700017, Ward No. 61 of the Kolkata Municipal Corporation and butted and bounded as follows:

On the north: by filled up sewerred ditch of Kolkata Municipal Corporation beyond which is Lower Circular Road Baptist Chappel at premises No. 42 and 43 A.J.C Bose Road;

On the East: by A.J.C Bose Road;

On the South: partly by Elliot Road and partly by premises No. 95A, Elliot Road,;

On the West: partly by premises No. 95A Elliot Road and Partly by the said filled up sewerred ditch.

AND as morefully delineated in the plan annexed to the title deed bordered thereon in "RED" OR HOWSOEVER OTHERWISE the same now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished.

EXCEPTING HOWEVER 8000 square feet of area on the 4th Floor of the said building at the said premises.

(This property No. 1 - item no. (i) is owned by M/s. Vidushi Agro Pvt. Ltd. (Co-Borrower Cum Mortgagor) by virtue of Indenture dated 28.12.2015 executed by Diamond Nirman Enterprises & Others in favor of said mortgagor and registered with Additional Registrar of Assurances - II, Kolkata as Deed No. 1 - 11334 of 2015.)

Item no. (ii)

ALL THAT Office bearing No. 503 containing a built-up area of 508 square feet (super built-up area being 677 square feet) more or less on the Fifth Floor of the existing building "Diamond Prestige" at the said Premises No. 41A Acharya Jagadish Chandra Bose Road Kolkata with proportionate share of area on piece and parcel of land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 2 Bighas 13 Cottahs 13 Chittacks and 37 square feet be the same a little more or less situate lying at and being premises No. 41 A Acharya Jagadish Chandra Bose Road (formerly known as Lower Circular Road), within Park Street Police Station and comprised in Holding No. 1, Block No. IV in the South Division of the town of Calcutta, PIN - 700017, Ward No. 61 of the Kolkata Municipal Corporation and butted and bounded as follows:

On the north : by filled up sewerred ditch of Kolkata Municipal Corporation beyond which is Lower Circular Road Baptist Chappel at premises No. 42 and 43 A.J.C Bose Road;

On the East: by A.J.C Bose Road;

On the South: partly by Elliot Road and partly by premises No. 95A, Elliot Road;

On the West : partly by premises No. 95A Elliot Road and Partly by the said filled up sewerred ditch.

AND as morefully delineated in the plan annexed to the title deed bordered thereon in

Pranab Roy Sarkar
SHERISTEDAR
Chief Judicial Magistrate
Calcutta 13/12/24

ADITYA BIRLA FINANCE LTD.
Gautam Roy
AUTHORISED OFFICER

"RED" OR HOWSOEVER OTHERWISE the same now are or is or at any time heretofore were or was situated, butted, bounded, called, known, numbered, described and/or distinguished.

EXCEPTING HOWEVER 8000 square feet of area on the 4th Floor of the said building at the said premises. (This item no. (ii) is owned by M/s. Vidushi Agro Pvt. Ltd. (Co-Borrower Cum Mortgagor) by virtue of Indenture dated 28.12.2015 executed by Diamond Nirman Enterprises & Others in favor of said mortgagor and registered with Additional Registrar of Assurances - II, Kolkata as Deed No. 1 - 11333 of 2015.), under section 13(4) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and the Security Interest (Enforcement) Rules, 2002 made thereunder on this the day 13.12.2024 by Mr. Gautam Das, Authorised Officer of Aditya Birla Finance Limited, Kolkata Branch and Having its Office at Room No. 401, 4th Floor, Camac Square, 24, Camac Street, Kolkata - 700016, under the said Act between the hours 2:15 PM and 2:50 PM on 13.12.2024.

Sl.No.	Description of Article	No. of Article
	ROOM - 1 OFFICE SPACE 503	
(1)	ONE OFFICE DESK	
(2)	ONE SOFA SET	
(3)	ONE CASSET AC. DAIKIN	
(4)	ONE TEA TABLE	
(5)	ONE AIR PURIFIER	
	ROOM - 2	
(1)	2 REVOLVING CHAIR	
(2)	1 OFFICE DESK	
(3)	1 UPS	
	ROOM - 3	
(1)	1 CASSET AC	
(2)	1 REVOLVING CHAIR	
(3)	2 UPS	
(4)	1 LANDPHONE	

Pranab Roy Sankar
 SHERISTEDAR
 Chief Judicial Magistrate
 Calcutta 13/12/24

ADITYA BIRLA FINANCE LTD.

Gautam Das
 AUTHORISED OFFICER

	ROOM - 4	
①	1 CASET AC	
②	1 REVOLVING CHAIR	
③	1 WOODEN CABINET	
	PANTRY	
①	1 REFRIGERATOR	
	HALL	
①	2 REVOLVING CHAIR	
②	1 CASET AC	
	RECEPTION	
①	5 REVOLVING CHAIR	
②	1 SOFA SET	
③	1 CASET AC	
④	1 Light.	
	Flat 503-A	
①	8 trolley Bag	
②	1 Revolving chair	
③	5 Wall Painting	
④	1 Small guitar	
⑤	1 Stairs (Iron)	
	NO VALUABLE ITEMS, I.E.	
	RAW DIAM & JEWELLERY	

Pranab Ray Sanyal

SHERISTEDAR
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WERE FOUND AT THE MORTGAGED
PROPERTY AT THE TIME OF TAKING
PHYSICAL POSSESSION.

INVENTORY IS MADE AS PER ATTACHED PHOTO & VIDEO

Signature of Borrower/Representative

Drawn before me

ADITYA BIRLA FINANCE LTD.

Chandana Roy
AUTHORISED OFFICER

Authorized Officer

Aditya Birla Finance Limited

Room No. 401, 4th Floor,

24 Camac Square, Kolkata – 700016

Pranab Roy Sarkar
SHERISTEDAR
Chief Judicial Magistrate
Calcutta 13/12/24