

APPENDIX IV

[Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002]

**POSSESSION NOTICE
(For Immovable Property)**

Whereas,

The undersigned being the Authorised officer of **Aditya Birla Finance Limited** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 18.05.2024 calling upon the borrowers 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** to repay the amount mentioned in the instant notice being **Rs.13,40,59,517.87/- (Rupees Thirteen Crores Forty Lakhs Fifty-Nine Thousand Five Hundred Seventeen and Paise Eighty-Seven Only)** due as on **16.05.2024** within 60 days from the date of receipt of the said notice.

The borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and the public in general that the undersigned has taken **Physical Possession** of the property described herein below in exercise of the powers conferred on him/her under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the **13th day of December** of the year **2024**.

The borrowers, co-borrowers, guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the **Aditya Birla Finance Limited** for an amount of **Rs.13,40,59,517.87/- (Rupees Thirteen Crores Forty Lakhs Fifty-Nine Thousand Five Hundred Seventeen and Paise Eighty-Seven Only)** due as on **16.05.2024** and interest thereon.

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>

ADITYA BIRLA FINANCE LTD.

Gautam Das
AUTHORISED OFFICER

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603



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The borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act, in respect of time available, to redeem the secured assets.

“DESCRIPTION OF IMMOVABLE PROPERTIES”

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 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 sewer 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 sewer 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 anytime 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. I – 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

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**intertek****AUTHORISED OFFICER**

FINANCE

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 sewered 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 sewered 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 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. I – 11333 of 2015.)

Date: 13.12.2024

Place: KOLKATA

ADITYA BIRLA FINANCE LTD.

Gautam Das

Authorised Officer

AUTHORISED OFFICER

(Aditya Birla Finance Limited)

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