

SALE BY PRIVATE TREATY OF IMMOVABLE ASSET CHARGED/MORTGAGED TO ADITYA BIRLA FINANCE LIMITED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002.

The undersigned being the Authorized Officer of Aditya Birla Finance Limited ("ABFL") has taken the physical possession of the immovable property/Secured Asset being **All THAT PIECE AND PARCEL OF** the Second Floor Unit/ Office Space containing a covered area of 1656 (Sixteen Hundred and Fifty-Six) square feet, be the same a little more or less, lying situate and being part of the Amalgamated Municipal Premises No. 14 A, Rajendra Nath Mukherjee Road and original premises no. 14 B, Rajendra Nath Mukherjee Road comprised in Holding No. 25, Block No. XX in the South Division of the Town Calcutta along with an undivided proportionate share or interest of and in the common areas facilities and butted and bounded as follows: On the North - By Rajendra Nath Mukherjee Road; On the South- By Mango Lane; On the East - By Premises No. 16, Rajendra Mukherjee Road; On the West - By Premises no. 12, Rajendra Nath Mukherjee Road, (as more fully registered in favor of M/s Balishtha E T-ech Pvt Ltd. vide original Deed of Conveyance dated 29.10.2011 registered with Additional Registrar of Assurances II Kolkata as Deed No.13578 of 2011) **ALONG WITH ALL THAT THE** Southern part of the Second Floor unit / Office Space containing a covered area of 904 (Nine Hundred and Four) Sq.ft, be the same a little more or less, lying situate and being part of the Amalgamated Municipal Premises No.14 A, Rajendra Nath Mukherjee Road and Original Premises No. 14 B, Rajendra Nath Mukherjee Road Comprised in Holding No. 25, Block No. XX in the Couth Division of the Town Calcutta along with an undivided proportionate share or interest of and in the common area facilities and butted and bounded as follow: On the North - By Rajendra Nath Mukherjee Road; On the South - By Mangoe Lane; On the East - By Premises No. 16, Rajendra Mukherjee Road On the West - By Premises no. 12, Rajendra Nath Mukherjee Road. (as more fully registered in favor of Mr. Avijit Mitra vide original Deed of Conveyance dated 18.07.2008 registered with Additional Registrar of Assurances II Kolkata as Deed No.9439 of 2008) (hereinafter referred to as "**Secured Asset**") under Section 13(4) of the Securitization & Reconstruction of Financial Assets and Enforcement of Security interest Act, 2002 ("**SARFAESI Act, 2002**") which stood secured in favor of ABFL towards financial facility availed by the Borrowers/Co-Borrowers

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

namely 1. **Balishtha E Tech Private Limited (Borrower)**, 2. **Avijit Mitra (Guarantor)** and 3. **Anju Mitra (Guarantor)** hereinafter collectively referred to as **"Borrowers"** from ABFL.

The undersigned is enforcing its security interest against the Secured Asset as described hereinabove by way of sale through private treaty under the provisions of SARFAESI Act, 2002 and rules framed thereunder. The Authorized Officer has received an expression of interest from a prospective purchaser towards purchase of the said Secured Asset. The Sale of the said Secured Asset will be effected on **"AS IS WHERE IS BASIS"**, **"AS IS WHAT IS BASIS"** and **"WHATEVER THEREIS BASIS"** on **10.07.2024** for recovery of outstanding amount to the tune of **Rs. Rs. 6,10,73,490.57 (Rupees Six Crores Ten Lacs Seventy-Three Thousand Four Hundred and paisa fifty-seven only)** due as on **06.12.2021** OR **Rs. 7,43,91,542.21 (Rupees Seven Crores Forty-Three Lakhs Ninety-One Thousand Five Hundred Forty-Two and Paise Twenty-One only)** due as on **29.07.2023** along with further interest charged thereon due to ABFL from the Borrowers. The sale price is fixed at **Rs. 2,25,00,000/- (Rupees Two Crores Twenty-Five Lakhs Only)**.

The Borrowers and the public in general are hereby informed that all the requisitions under the provisions of SARFAESI Act, 2002 and the Security Interest (Enforcement) Rules, 2002 have been complied with, and ABFL is now under the process of enforcing its security interest by effecting sale of the said Secured Asset by way of private treaty as prescribed under the extant provision of the SARFAESI Act r/w Security Interest (Enforcement) Rules, 2002.

Date: 15.06.2024

Authorized Officer

Place: Kolkata

(Aditya Birla Finance Limited)

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