

APPENDIX - IV-A

[Refer proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & Rule 9(1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below-described immovable property i.e. Land and Building along with Plants and Machinery situated therein, mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the **Authorised Officer of Aditya Birla Finance Limited**, the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **20th June 2023** for recovery of **Rs. 18,47,44,181/- (Rupees Eighteen Crores Forty Seven Lakhs Forty Four Thousand One Hundred Eighty One Only)** as on 09.06.2022 *(This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable)* due to **Aditya Birla Finance Limited**, the Secured Creditor from 1. **M/S. City Oil Pvt Ltd. (Borrower)** 2. **Mr. Goutam Bera (Guarantor)** 3. **Mr. Arindam Bera (Guarantor)** 4. **Mrs. Sonali Bera (Guarantor)** 5. **Sailabi Bera (Guarantor)**.

The reserve price of Immovable Property i.e., Land and Building will be **Rs. 10,23,10,860 (Rupees Ten Crores Twenty Three Lakhs Ten Thousand Eight Hundred Sixty Only)** and the earnest money deposit will be **1,02,31,086/- (Rupees One Crore Two Lakhs Thirty One Thousand and Eighty Six Only)**.

The reserve price for Plants and Machinery situated in the below described Immovable Property i.e., Land and Building, is fixed at **Rs. 1,51,36,989.75/- (Rupees One Crore Fifty-One Lakh Thirty-Six Thousand Nine Hundred Eighty-Nine and Seventy-Five Paise only)** and the earnest Money Deposit will be **Rs. 15,13,698.98/- (Rupees Fifteen Lakh Thirteen Thousand Six Hundred Ninety-Eight and Ninety-Eight Paise only)**.

Description of the Immovable Property: -

Property No. II

ALL THAT piece and parcel of land comprised in Mouza Katlia J.L. No. 50, measuring about 0.33 satak in Dag No. 770, khatian No. 158, measuring about 0.11 satak in Dag No. 771, Khatian No. 921; measuring about 0.04 satak land in Dag No. 772, Khatian No. 929; measuring about 0.03 satak land in Dag No. 774, Khatian No. 592, measuring about 0.14 satak land in Dag No. 755, Khatian No. 593, totalling an area admeasuring 0.65 satak of land lying and situated within the local limits of Police Station Domjur, District Howrah, butted and bounded by the following:-

North: By Howrah Amta Road
East: By property situated in Plot Nos. 775, 776 and 779
South: By property situated in Plot Nos. 756, 754, 773
West: By property situated in Plot Nos. 766, 767, 768 and 752

Property No. V

That all the piece and parcel of danga land measuring more or less 7 satak comprised in Mouza – Katlia, J.L. No. 50, C.S. Khatian No. 463, C.S. No. 773, L.R. Khatian No. 173, L.R. Dag No. 800 lying and situated within the total limits of PS: Domjur, Dist: Howrah.

Property No. VI

ALL THAT piece and parcel of Danga land measuring more or less 5 Cottahs 06 Chittaks 18 Sq. Ft. comprised in Mouza Katlia, J.L. No. 50, L.R. Khatian Nos. 1348, 1384, 1378, 4, 1151 and 607, C.S. Dag No. 766(P), L.R. Dag No. 790(P) lying and situated within the local limits of Police Station Domjur, District Howrah, butted and bounded by the following:-

North: By Dag No. 767
East: By Dag No. 771
South: By Dag No. 755
West: By part of Dag No. 759 and part of Dag No. 765

For detailed terms and conditions of the sale, please refer to the link provided in the website of Secured Creditor's Aditya Birla Finance Limited i.e.

<https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx> or <https://sarfaesi.auctiontiger.net>

Date: 12th May 2023

Place: Kolkata

Authorised Officer
Aditya Birla Finance Limited

Contact No. 7596946467