

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

[See proviso to rule 8(6)]

(Appendix IV-A)

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (54 of 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 properties mortgaged/charged to the Secured Creditor, the **Possession** of which has been taken by the **Authorized 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 **14.02.2025 for the recovery of, Rs. 20,71,61,666.51 /-** (Rupees Twenty Crore Seventy-One Lakh Sixty one Thousand Six Hundred Sixty Six and Fifty one Paise) as on **20.12.2024** (*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) Through its directors, 2. GOUTAM BERA (Guarantor), 3. ARINDAM BERA (GUARANTOR), 4. SONALI BERA (Guarantor), 5. SAILABI BERA (Guarantor).**

The aggregate Reserve Price of immovable properties I + II + III i.e., Land and Building will be Rs.7,07,68,408/- (Rupees Seven Crores Seven Lakhs Sixty-Eight Thousand Four Hundred and Eight only) and the Earnest Money Deposit will be Rs.70,76,840.80/- (Rupees Seventy Lakhs Seventy-Six Thousand Eight Hundred Forty and Paise Eighty Only.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Property I

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 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, totaling 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:

On the North: By Howrah Amta Road;

On the East: By property situated in Plot Nos. 775, 776 and 779;

On the South: By property situated in Plot Nos. 756, 754 and 773;

On the West: By property situated in Plot Nos. 766, 767, 768 and 752;

Property II

ALL THAT 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 local limits of Police Station Domjur, District Howrah.

Property III

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:

By North: By Dag No. 767;

By East: By Dag No. 771;

By South: By Dag No. 755;

By West: By past of Dag No. 759 and part of Dag No. 765;

Known encumbrance: S.A. No. 109 of 2023 under Section 17 of the SARFAESI Act, 2002 pending before the Learned Debts Recovery Tribunal- I, Kolkata.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e., <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>

Date: 28.01.2025

Place: P.S: Domjur, Dist: Howrah

**Authorized Officer
Aditya Birla Finance Limited
Contact No. 7091128040**