

# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



# ADITYA BIRLA CAPITAL

## SALE NOTICE OF IMMOVEABLE SECURED ASSETS UNDER RULE 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

BY SPEED POST / EMAIL

Date: 14<sup>th</sup> July, 2022

To

1. SKIPPER HOMES PRIVATE LIMITED (Borrower) (Under CIRP)  
Through MAHESH CHAND GUPTA, RESOLUTION PROFESSIONAL  
FE – 202, Salt Lake City, Sector III,  
1<sup>st</sup> Floor, Room No. 1, Kolkata – 700012
2. KAMLESH AGARWAL (Guarantor)
3. TANAY AGARWAL (Guarantor)
4. SHONAK AGARWAL (Guarantor)

**ALL ARE AT :**

S, ANANDI LAL PODDAR SARANI,  
KOLKATTA – 700071

**ALL ARE ALSO AT :**

P 547, BLOCK N, ALIPORE  
SURUCHI VIHAR NEW ALIPORE  
KOLKATA – 700053  
WEST BENGAL

**ALL ARE ALSO AT :**

"Sailaja Tower", Flat No-9B & 9C, 9th Floor,  
Premises no-5/7, Buro Shibtala Main Road,  
Kolkata-700038.

Dear Sir(s)

Aditya Birla Finance Limited (hereinafter referred to as "ABFL") is a part of Aditya Birla Capital Limited (ABCL). We are that pursuant to an application made by the Aditya Birla Finance Limited (hereinafter referred to as "ABFL") to the Registrar of Companies, Kolkata, for the purpose of the sale of the assets of the Borrower and Guarantors mentioned above, we are hereby giving notice to the Borrower and Guarantors mentioned above to appear before the Registrar of Companies, Kolkata, on the date mentioned above to file their objections, if any, to the sale of the assets of the Borrower and Guarantors mentioned above.

Registered Office:

Indian Rayon Compound, Veraval,  
Gujarat - 362 266.

CIN: U65990GJ1991PL0064603



# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



# ADITYA BIRLA CAPITAL

called as "ABFL"), having its office At Room No. 401, Camac Square, 4<sup>th</sup> Floor, 24 Camac Street, Kolkata – 700 016, under Section 14 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (54 of 2002) (hereinafter referred to as "the said Act"), the Learned District Magistrate, South 24 Parganas at Allpore passed an order dated 10<sup>th</sup> August, 2020, directing to take physical possession of immovable property being ALL THAT PIECES AND PARCELS OF ALL THAT the Flat bearing No. 9B on the Southern Side of the Ninth floor of the Building No. 15 containing a super built – up area of 1165 Square Feet and ALL THAT PIECES AND PARCELS OF ALL THAT the Flat bearing No.9C on the Southern Side of the Ninth Floor of the Building No. 15 containing a super built – up area of 1456 Square Feet, building known as "Sailaja Tower" situated at all that pieces and parcels or plots of land containing by measurement an area of 7 (seven) Bighas, 16 (sixteen) Cottahs and 540 square feet, equivalent to 1,12,860 square feet be the same a little more or less situate lying at and being portion of Municipal Premises No. 5/7, Buro Shibtola Main Road, Kolkata – 700038, Ward No. 117, P.S. Behala, 24 – Parganas (South) Together with undivided proportionate right title and interest in the land and other common areas and amenities in the said building (hereinafter referred to as "the said property") and to hand over the same to the undersigned.

Pursuant to the said order dated 10<sup>th</sup> August 2020, physical possession of the said property was taken over by the Authorised Officer of the Learned District Magistrate and handed over to the undersigned.

You are further aware that the undersigned, for and on behalf of Aditya Birla Finance Limited is now in physical possession of the said property pursuant to the demand notice dated 14<sup>th</sup> August 2019 issued under Section 13(2) of the SARFAESI Act, 2002 for payment of Rs. 2,02,22,939/- (Rupees Two Crores Two Lakhs Twenty Two Thousand Nine Hundred Thirty Nine only).

Furthermore, you are aware that an application under Section 7 of IBC had been admitted vide order dated 21.10.2019 wherein the CIRP had been initiated for Skipper Homes Private Limited wherein Mr. Mahesh Chand Gupta had been appointed as the Resolution Profession. Thereafter, vide order dated 11.02.2021, an amount of Rs. 83,10,537/- had been approved towards the payment to ABFL in 10 equal instalments – First within 30 days, Second in 7 months, Third in 13 months, Fourth in 16 months and subsequent instalments in gaps of 3 months – completely in 34 months. The same is in process and pending completion. By the said order dated 11.02.2021, the Hon'ble NCLT further decided that there shall be no extinguishment of personal liability of guarantors. Therefore, for recovery of the balance dues, ABFL shall now proceed with sale of the said property owned by the personal guarantor i.e. Mr. Kamlesh Agarwal.

As per the provisions under Section 13(4)(a) of the said Act read Rule 8(5) of Security Interest (Enforcement) Rules, 2002, the undersigned is entitled to sell the said property by inviting tenders from public or by holding Public Auction or by Private treaty or E-Auction. The Public Auction conducted twice earlier did not materialize and as such ABFL shall now proceed for public auction for

the third time.

Aditya Birla Finance Ltd.  
(A part of Aditya Birla Capital Ltd.)  
Room No. 401, Camac Square, 4th Floor, 24, Camac Street, Kolkata - 700016  
Toll-free number 1800-270-7000  
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:  
Indian Rayon Compound, Veraval,  
Gujarat - 362 286  
CIN- UJ6599RG1991PLC064693



# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



# ADITYA BIRLA CAPITAL

Now, please take notice that the said property will be sold by the undersigned by Public E-Auction on 2<sup>nd</sup> August 2022 at the web portal <https://sarfaesi.auctiontiger.net> from 11:00 A.M. to 5:00 P.M. with unlimited extensions of 5 Minutes each. The date for inspection of the said property is fixed on 29<sup>th</sup> July, 2022 between 11:00 A.M. to 4:00 P.M. The Reserve Price in respect of sale of the said property shall be Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only). Bids are invited by the public in general as per the procedure and the terms and conditions stated below:

- i. The Earnest Money Deposit (EMD) is payable through Demand Draft/Pay Order for Rs. 13,50,000/- (Rupees Thirty Lakhs Fifty Thousands only) by 04:00 P.M. on 1<sup>st</sup> Aug, 2022 at Room No. 401, Camac Square, 4<sup>th</sup> Floor, 24 Camac Street, Kolkata – 700 016, failing which intending bidders shall not be allowed to participate in the E-Auction.
- ii. The Demand Draft/Pay Order/RTGS should be drawn in favor of ABFL.
- iii. The above amount shall be refunded to the unsuccessful bidders.
- iv. On every sale of immovable property, the purchaser shall immediately, i.e. on the same day or not later than the next working day, as the case may be, pay a deposit of 25% of the amount of the sale price, which is inclusive of the earnest money deposited to the Authorized Officer and in default of such deposit, the property shall be sold again.
- v. The Balance amount of purchase price payable shall be paid by the purchaser to the Authorized Officer on or before the 15<sup>th</sup> day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor.
- vi. The sale of the said property is strictly on "As is where is", "As is what is" and "Whatever there is" basis. ABFL reserves its right to reject any offer without assigning any reasons.

We hereby give you notice of Fifteen days (15 days) that the sale of the secured asset/s on the terms mentioned hereinabove shall be effected on 2<sup>nd</sup> August, 2022 at <https://sarfaesi.auctiontiger.net> at 11:00 A.M. onwards.

Please treat this as notice under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002 (54 of 2002).

Yours truly

For Aditya Birla Finance Limited

Authorized Officer

Aditya Birla Finance Ltd.  
(A part of Aditya Birla Capital Ltd.)  
Room No. 401, Camac Square, 4th Floor, 24, Camac Street, Kolkata - 700016.  
Toll-free number 1800-270-7000  
care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:  
Indian Rayon Compound, Veraval,  
Gujarat - 362 266.  
PIN: 0659906J1991PL064603



भारतीय डाक



EW272559979IN IVR:698727255979  
SP KOLKATA GPD <700001>  
Counter No:10,14/07/2022,17:19  
To:KAMLESH AGARW,SURUCHI VIHAR NE  
PIN:700053, New Alipore SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272559982IN IVR:698727255982  
SP KOLKATA GPD <700001>  
Counter No:10,14/07/2022,17:19  
To:KAMLESH AGARW,BURO SHIBTALA MA  
PIN:700038, Sahapur SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272559996IN IVR:698727255996  
SP KOLKATA GPD <700001>  
Counter No:10,14/07/2022,17:19  
To:ANAY AGARWAL,ANANDI LAL PODDA  
PIN:700071, Middleton Row SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272560005IN IVR:698727256005  
SP KOLKATA GPD <700001>  
Counter No:10,14/07/2022,17:19  
To:ANAY AGARWAL,SURUCHI VIHAR NE  
PIN:700053, New Alipore SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272560019IN IVR:698727256019  
SP KOLKATA GPD <700001>  
Counter No:10,14/07/2022,17:19  
To:ANAY AGARWAL,BURO SHIBTALA MA  
PIN:700038, Sahapur SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272560022IN IVR:6987272560022  
SP KOLKATA GPO <700001>  
Counter No:10,14/07/2022,17:19  
To:SHONAK AGARWA,ANANDI LAL PODDA  
PIN:700071, Middleton Row SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272560036IN IVR:6987272560036  
SP KOLKATA GPO <700001>  
Counter No:10,14/07/2022,17:19  
To:SHONAK AGARWA,SURUCHI VIHAR NE  
PIN:700053, New Alipore SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272560040IN IVR:6987272560040  
SP KOLKATA GPO <700001>  
Counter No:10,14/07/2022,17:19  
To:SHONAK AGARWA,BURO SHIBTALA MA  
PIN:700038, Sahapur SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272560107IN IVR:6987272560107  
SP KOLKATA GPO <700001>  
Counter No:10,14/07/2022,17:19  
To:SKIPPER HOME ,SALT LAKE CITY,  
PIN:700012, Bowbazar SO Kolkata  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>  
<Dial 18002666868> <Wear Masks, Stay Safe>

भारतीय डाक



EW272560115IN IVR:6987272560115  
SP KOLKATA GPO <700001>  
Counter No:10,14/07/2022,17:19  
To:KAMLESH AGARW,ANANDI LAL PODDA  
PIN:700071, Middleton Row SO  
From:ARUNAVA GHO,ADITYA BIRLA FIN  
Wt:30gms  
Amt:17.70(Cash)Tax:2.70  
<Track on [www.indiapost.gov.in](http://www.indiapost.gov.in)>