



**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 Securitization 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 mortgaged/charged to the Secured Creditor, the physical 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 **12<sup>th</sup> January 2024** for recovery of **Rs.3,01,83,848.84/- (Rupees Three Crores One Lakhs Eighty-Three Thousand Eight Hundred Forty-Eight and Paise Eighty-Four Only)** (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due to Aditya Birla Finance Limited, the Secured Creditor, as on 11.10.2022 from **1. Disha Enterprise** (Borrower) Through its proprietor Mr. Dibyendu Mohanta, **2. Mr. Dibyendu Mohanta** (Guarantor), **3. Mrs.Pamela Mohanta** (Guarantor), **4. Mrs.Nilima Mohanta** (Guarantor).

The reserve price will be **Rs.43,20,000/- (Rupees Forty Three Lakhs Twenty Thousand only)** and the earnest money deposit will be **Rs.4,32,000/- (Rupees Four Lakhs Thirty Two Thousand Only)** for "Property 1". The reserve price will be **Rs. 82,71,200 (Rupees Eighty-Two Lakhs Seventy One Thousand Two Hundred only)** and the earnest money deposit will be **Rs.8,27,120/- (Rupees Eight Lakhs Twenty Seven Thousand One Hundred Twenty only)** for "Property 2". The reserve price will be **Rs.35,39,200 (Rupees Thirty-Five Lakhs Thirty Nine Thousand Two Hundred only)** and the earnest money deposit will be **Rs.3,53,920 (Rupees Three Lakhs Fifty Three Thousand Nine Hundred Twenty only)** for "Property 3". The reserve price will be **Rs.4,42,750/- (Rupees Four Lakhs Forty Two Thousand Seven Hundred and Fifty only)** and the earnest money deposit will be **Rs. 44,275/- (Rupees Forty Four Thousand Two Hundred Seventy Five only)** for "Property 4".

ADITYA BIRLA FINANCE LTD.  
AUTHORISED OFFICER



**Description of the Immovable Properties: -**

**PROPERTY 1** - ALL THAT PIECE AND PARCEL of a plot of land measuring 2 (two) cottahs situate at Mouza – Humaipur, Pargana- Anwarpur, Touzi No.- 146, J.L. No. 52, Re. Sa No. 56, C.S. Khatian No.- 196, R.S. Khatian No. 679, RS Plot No. 489, 3 No. Sree Nagar Road within Ward no. 14 (earlier ward No. 13) of Madhyamgram Municipality, Police Station – Barasat (now Madhyamgram), A.D.S.R. Office – Barasat in the District North 24 Parganas alongwith all structures and constructions made thereon and butted and bounded by:

**North:** Part of Plot No. 489

**South:** Part of Plot No. 489

**East:** 21 ft Road

**West:** Others' Plot

**PROPERTY 2** - ALL THAT PIECE AND PARCEL of freehold residential property comprising of a plot of land measuring 5 (five) cottahs situate at Mouza – Humaipur, Pargana- Anwarpur, Re. SA No. 56, RS Plot No. 459, J.L. No. 52, Touzi No. 146, Sabek Khatian No.-21, Hal Khatian No. 741, Dag No. 458, Sri Nagar 3 no. Gate, Badu Road, under Madhyamgram Municipality, Ward No. 8, P.O & P.S Madhyamgram (Earlier Barasat), Kolkata – 700129 District North 24 Parganas alongwith all structures and constructions made thereon, butted and bounded by:

North : 6 ft wide road

South : Land of Gour Bose

East: House of the Vendor

West: Road

**PROPERTY 3** - ALL THAT PIECE AND PARCEL of property comprising of independent unit with super built up area measuring 3200 sq. ft. constructed on the second floor of the building situate at Mouza – Humaipur, Pargana- Anwarpur, L.R Plot No. 1547 being Holding no. 241 on Srinagar No. 2 Road within Ward no. 08 (formerly 15 and also 14) of Madhyamgram Municipality, Police Station: Barasat (now Madhyamgram), Sub-Registry Barasat, Kolkata – 700129 in the District North 24 Parganas along with the rights of construction on the third floor pursuant to the rights of construction of building on the roof above 2<sup>nd</sup> floor, butted and bounded by:

**North:** 8 ft. 6inch wide Municipal Road

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# Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



# ADITYA BIRLA CAPITAL

**South:** 14 ft. wide Municipal Road

**East:** Dag No. 747

**West:** 14 ft. wide Municipal Road

**PROPERTY 4** - ALL THAT PIECE AND PARCEL of property comprising of a shop room measuring more or less 77 sq.ft. marked as Shoproom no. 2 on the ground floor of the building situated at Mouza – Humaipur, Pargana- Anwarpur, Touzi No.-146, J.L No. 52, Re.Sa. No. 56, Khatian No.-392, R.S Plot No. 616 being Holding no. 55/2 on Srinagar No. 2 Road within Ward No. 7 (formerly Ward no.13) of Madhyamgram Municipality, Police Station: Barasat (now Madhyamgram) and A.D.S.R Office Barasat, Kolkata – 700129 in the District North 24 Parganas along with the rights of common passage butted and bounded by:

**North:** Shop No. 1

**South:** Shop No: 3

**East:** 21 ft. road

**West:** House of the vendor

For detailed terms and conditions of the sale, please refer to the link provided on the website of 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:23/12/2023

Place: Kolkata

ADITYA BIRLA FINANCE LTD.

AUTHORISED OFFICER

Authorized Officer  
Aditya Birla Finance  
Limited

75969464667

## Aditya Birla Finance Limited

Room No. 401, 4th Floor, 24, Camac Square, Kolkata - 700016.

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## Registered Office:

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Gujarat -362 266

CIN: U65990GJ1991PLC064603



intertek