

ADITYA BIRLA FINANCE LTD.

Registered Office: Indian Rayon Compound, Veraval, Gujarat 362 266.

Branch Office: Room No, 401, Camac Square, 4th Floor, 24, Camac Street, Kolkata - 700016

Contact Nos: - 1. Aditya Birla Finance Limited AO Miss Richa Singh and Mobile Nos. 7003328983

2. Auction Service Provider - Auction Tiger, (ASP), Contact Person Name & Number – Mr. Chintan Bhatt and Mobile No- 99785 91888

E-Auction Sale Notice (For Subsequent Sale)

Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Aditya Birla Finance Limited under the **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** for the recovery of amount due from borrower/s, offers are invited by the undersigned in sealed covers for purchase of immovable property, as described hereunder, which is in the physical possession of Aditya Birla Finance Limited, on '**As Is Where Is Basis**', '**As Is What Is Basis**' and '**Whatever Is There Is Basis**', particulars of which are given below:

Borrower(s) / Co-Borrower(s)/ Guarantor(s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (5% of RP)	Total Loan Outstanding (As on 11.06.2019)
1) M/s JBS Tubes India, represented by its sole proprietor Surendra Kumar Agarwal, 2) Surendra Kumar Agarwal, 3) Hansa Devi Agarwal, 4) Mohit Agarwal,	13.06.2019 for 10,69,87,917/-	ALL THAT PIECE AND PARCEL OF flat/apartment being No.3A, 3rd Floor at Alipore Exotica, 37B Alipore Road, together with one individual servant quarter and servant toilet total admeasuring about 2885 sq. ft. super built up area and marked as No.3A on the half landing between the 3rd and 2nd floor, together with proportionate undivided share in the land further togetherwith one number of car parking space at basement floor and one number of open car parking space at ground floor of the building admeasuring 200 sq. ft. more or less respectively Nos.9 and 49 under Kolkata Municipal Corporation, Ward No. 82, P.S. Alipore, Kolkata – 700027	Rs. 3,00,00,000/-	Rs. 15,00,000/ -	Rs. 10,69,87,917/-

The Terms and Conditions of the E-Auction are as under:

1. E-Auction is being held on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER IS THERE IS BASIS" and will be conducted "Online". The Auction will be conducted through the ABFL approved auction service provider "Auction Tiger"

2. **Last Date of Submission of Tender/Sealed Bid/Offer** in the prescribed tender forms along with EMD and KYC is **15/03/2021 up to 10:00 AM** at the Branch Office address mentioned herein above. Tenders that are not filled up or tenders received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
3. **Date of E-Auction** for Property is **15/03/2021** at the web portal <https://sarfaesi.auctiontiger.net> from **11:00 AM to 2:00 PM with unlimited extensions of 5 Minutes each.**
4. The tender/Sealed Bid/offer will be opened in the presence of the Authorised Officer.
5. **Date of Inspection of the Immovable Property is on 14/03/2021 between 11.00 AM to 04.00 PM.**
6. The tenderer/online bidder hereby agrees that once he/she has formally registered a qualified tender before authorized officer will have to express their interest to participate through the E-auction bidding platform, by submitting this document. It shall be the tenderer's/online bidder's sole responsibility to procure his/her login id and password from auction service provider
7. Further interest will be charged as applicable, as per the Loan Agreement on the amount outstanding in the notice and incidental expenses, costs, etc., is due and payable till its realization.
8. The notice is hereby given to the Borrower/s and Guarantor/s they can bring the intending buyers/purchasers for purchasing the immovable property as described herein above, as per the particulars of terms and Conditions of Sale.
9. **Since In above mentioned cases wherein Sale Notice was issued/published earlier also therefore, the Borrower(s)/Co-Borrower(s)/Guarantor(s) are hereby given 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002 (as per the revised guidelines in the Gazette of India notification dated 03/11/2016)** to pay the sum mentioned as above before the date of Auction failing which the immovable property will be auctioned and balance, if any, will be recovered with interest and costs. If the Borrower pays the amount due to Aditya Birla Finance Ltd, in full before the date of sale, auction is liable to be stopped.
10. The detail terms and conditions of the auction sale are incorporated in the prescribed tender form. Tender forms are available at the above mentioned Zonal/Branch office.
11. The immovable property will be sold to the highest tenderer/Bidder in E- Auction. The Authorized Officer reserves the absolute discretion to allow inter se bidding with minimum Bid increment amount. The Property as mentioned will not be sold below Reserve Price.
12. The bid price to be submitted shall be above the Reserve Price fixed by the Authorized Officer ("AO") and the bidders shall further improve their offer in multiples of Rs.10,000/- (Rupees Ten Thousand only).
13. The property will not be sold below the Reserve Price set by the AO. The bid quoted below the Reserve Price shall be rejected and the EMD deposited shall be forfeited.
14. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money) already paid within 24 hours of the closure of the E-Auction sale proceedings. The Balance 75% of the purchase price shall have to be paid within 15 (fifteen) days of confirmation of the sale by the Financial Institution or such extended period as agreed upon in writing by and solely at the discretion of the AO failing which the Financial Institution shall forfeit amounts already paid/deposited by the purchaser.
15. The Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are hereby notified that the secured asset will be sold with the Encumbrances and dues payable to Statutory Authority (if any) and are also requested, in their own interest, to satisfy himself / themselves/ itself with regard to the above and other relevant details pertaining to the above mentioned secured asset before submitting the tenders.
16. The prospective Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) are advised to do their own due diligence and conduct independent enquiries in regard to the title/encumbrances etc. The AO shall not be held responsible for any charge, lien, encumbrances, property tax or any other dues to the Government or anybody in respect to the aforesaid properties. The properties are being sold with all the existing and future encumbrances whether known or unknown to the Secured Creditor.
17. The sale is subject to confirmation by the Financial Institution. If the Borrower/Guarantor(s) pay the entire amount due to the Secured Creditor before the appointed date and time of e- auction, no sale will be concluded.
18. Prospective Tenderer(s) / Offerer(s) / Prospective Bidder(s) / Purchaser(s) may contact the Service Provider on the details mentioned above to avail online training on participating in the e-auction.

However, neither the Authorized Officer nor the Secured Creditor nor the Service Provider shall be responsible for any technical lapses/internet outage/power failure etc.

19. **Aditya Birla Finance Ltd is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on 'As Is Where Is Basis', 'As Is What Is Basis' and 'Whatever Is There Is Basis'.**
20. The Total Loan Outstanding amount is not the loan foreclosure amount. All other charges (if any) shall be calculated at the time of closure of the loan.
21. The Demand Draft Should be made in favor of **'Aditya Birla Finance Limited'**.
22. Wherever applicable, its responsibility of auction purchaser to deduct Tax at Source (TDS) @ 1% of the total sale consideration on behalf of the resident owner on the transfer of immovable property having consideration equal to ₹ 50 lacs and above and deposit the same with appropriate authority u/s 194 IA of Income Tax act.
23. The sale is subject to the conditions prescribed in the SARFAESI Act 2002 and the conditions mentioned above.

For further details, contact the Authorised Officer, at the above mentioned Office address.

SD/-

Date: 23/02/2021

Place: Kolkata

(Miss Richa Singh) Authorised Officer
For Aditya Birla Finance Limited