

Appendix - IV-A

[Refer proviso to rule 8 (6) of the Security Interest (Enforcement Rules, 2002)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

On account of the amalgamation between Aditya Birla Finance Ltd. and Aditya Birla Capital Ltd. vide the scheme of amalgamation dated 11.03.2024, duly recorded in the Order passed by the National Company Law Tribunal – Ahmedabad on 24.03.2025, all actions initiated by Aditya Birla Finance Ltd. under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act 2002, in relation to the mortgaged property, including the Sale of the mortgage property mentioned in schedule below, stands transferred in the Aditya Birla Capital Ltd, the amalgamated company, by virtue of Section 230 & 232 of Companies Act 2013. Accordingly, this sale notice is being published by Aditya Birla Capital Ltd (“ABCL”).

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.

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 (now amalgamated with ABCL), the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **27.06.2025** 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 Capital 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). **4. Mrs. Pamela Mohanta** (Guarantor).

The reserve price for the Immovable Properties as mentioned in Schedule are as below: -

Property	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)
Property-2	74,44,080	7,44,408
Property-3	31,85,280	3,18,528
Property-4	3,98,475	39,848

Description of the Immovable Properties: -

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 2nd floor, butted and bounded by:

North: 8 ft. 6inch wide Municipal Road

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 Capital Limited i.e., <https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>

Encumbrances – SA No. 135 of 2023 before DRT – III, KOLKATA.

Date- 09.06.2025

Authorized Officer

Place: Kolkata

Aditya Birla Capital Limited