

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

APPENDIX - IV-A

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

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.

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) and proviso to 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 properties 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 **02.06.2025** for the recovery of **Rs.3,61,10,093.73/- (Rupees Three Crore Sixty-One Lakhs Ten Thousand Ninety-Three and Paise Seventy-Three only)** as on 26-05-2021 (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) due to Aditya Birla Finance Limited (now amalgamated with ABCL), the Secured Creditor from **1. M/S ARHAM MANAGEMENT SOLUTIONS PVT. LTD. (Borrower) Through its directors, 2. M/S PETAL CONCEPT (CO-BORROWER) through its Proprietor, 3. M/S PANTHER UNIFORMS (Co-Borrower) through its proprietor, 4. M/S PETAL CREATIONS (Co-Borrower) through its Proprietor, 5. Mr. VIJAY KUMAR CHORARIA (Guarantor), 6. PUKHRAJ DEVI CHORARIA (Guarantor), 7. MR. AMIT KUMAR CHORARIA (Guarantor) and 8. MR. NAVEEN CHORARIA (Guarantor)** and for the recovery of further sum of **Rs.3,42,98,126.12/- (Rupees Three Crores Forty-Two Lakhs Ninety-Eight Thousand**

One Hundred Twenty Six and Paise Twelve only) as on 26-05-2021 (*This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable*) due to Aditya Birla Finance Limited (now amalgamated with ABCL), the Secured Creditor from **1. M/S PETAL CREATIONS (Borrower) through its Proprietor, 2. M/S ARHAM MANAGEMENT SOLUTIONS PVT. LTD. (Co-Borrower) Through its directors, 3. M/S PETAL CONCEPT (CO-BORROWER) through its Proprietor, 4. M/S PANTHER UNIFORMS (Co-Borrower) through its proprietor, 5. Mr. VIJAY KUMAR CHORARIA (Guarantor), 6. PUKHRAJ DEVI CHORARIA (Guarantor), 7. MR. AMIT KUMAR CHORARIA (Guarantor) and 8. MR. NAVEEN CHORARIA (Guarantor).**

The Reserve Price of immovable property i.e., Land and Building will be **Rs. 3,08,73,852/- (Rupees Three Crore Eight Lakhs Seventy-Three Thousand Eight Hundred Fifty-Two)** and the Earnest Money Deposit will be **Rs. 30,87,385.2/- (Rupees Thirty Lakhs Eighty-Seven Thousand Three Hundred Eighty-Five and Two paise only).**

Description of the Immovable Property:-

ALL THAT piece and parcel of Bastu Land measuring an area of 5 (Five) Cottahs 15 (Fifteen) Chittaks 29 (Twenty Nine) Sq. ft. with 1450 Sq. Ft. pucca structure standing thereon situated at R. S. Dag No. 173 under R. S. Khatian No. 321 and 455, Touzi No. 736 Corresponding to L. R. Dag No. 180 under L. R. Khatian No. 1985 of Touzi No. 9, J. L. No. 40, Mouza Thanamakua within Howrah Municipal Corporation Ward No. 45 within the jurisdiction of District Registry Office Howrah and Additional District Sub. Registry Office Ranihati, P. S. -Sankrail, District Howrah Pin - 711 109 which is butted and bounded as follows:

ON THE NORTH: Portion of R. S. Dag No. 173.
ON THE SOUTH: Plot of Uttam Dey on R. S. Dag No. 173.
ON THE EAST: 30 ft. wide road.
ON THE WEST: Demarcated plots on remaining portion of R. S. Dag No. 173.

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> or <https://sarfaesi.auctiontiger.net>

Known encumbrance: S.A. No. 261 of 2022 under Section 17 of the SARFAESI Act, 2002 pending before the Learned Debts Recovery Tribunal- I, Kolkata.

Date: 15.05.2025

Place: Kolkata

Authorized Officer

Aditya Birla Capital Limited

Contact No. 7091128040