

(By Speed Post/Email)

To,

1. Disha Enterprise (Borrower), Through it's proprietor Dibyendu Mohanta.
2. Dibyendu Mohanta (Guarantor).
3. Pamela Mohanta (Guarantor).
4. Nilima Mohanta (Guarantor).

ALL AT: -

At - 3 no. Sree Nagar Road, Madhyamgram, North 24 Parganas, Kolkata - 700 129

Also, At: Mouza - Humaipur, J.L. No. 52, R.S No. - 56, 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, Kolkata - 700129.

Also, At:

Shop No. 2 (East facing) at Holding no. 55/2 (New), Sri Nagar 2 no. road, P.s. Madhyamgram, Dist- North 24 Parganas, Kolkata - 700129, Mouza Humaipur, J.L. No. 52, R.s. No. 56, Khatian no. 392, R.S. Dag no. 616, Ward No. 7, Under Madhyamgram Municipality.

Also, At:

Entire 2nd Floor & 3rd Floor at Holding no. 241/2 (New), Srinagar 2 No. Road, P.S. Madhyamgram, Dist - North 24 Parganas, Kolkata - 700129, Mouza Humaipur, J.L. No. 52, R.s. No. 56, Khatian no. 394, R.S. Dag no. 744, Ward No. 8, Under Madhyamgram Municipality.

..... (Hereinafter collectively referred to as Borrowers/Co-Borrowers).

Reference - Loan A/C No. 80001144, 80003673, 80003105, MINACS0221601

Subject: Redemption Notice issued in terms of Rule 8(6) of SARFEASI Rule 2002 read with Section 13(8) of SARFAESI Act 2002.

Sir/Madam,

1. We, Aditya Birla Finance Limited (hereinafter referred to as "ABFL"), wish to bring to your attention that you the above referred Borrower/Guarantor/Mortgagor (hereinafter collectively referred to as "Borrower/s"), pursuant to the account being declared NPA on **02.10.2022** have failed to comply with the demand notice dated **14.10.2022** issued under Section 13(2) of SARFAESI Act, thereby failed to clear the outstanding dues of **Rs.3,01,83,848.84/- (Rupees Three**

ADITYA BIRLA FINANCE LTD.

Corporate Office:

Aditya Birla Finance Limited
24, Camac Square, Camac Street, Kolkata - 700 016.

Tel: +91 22 4356 7100 | Fax: +91 22 4356 7266 | Toll-free number: 1800-270-7000
care.finance@adityabirlacapital.com | <https://finance.adityabirlacapital.com>


AUTHORISED OFFICER

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat - 362 266

CIN: U65990GJ1991PLC064603



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Crores One Lakhs Eighty-Three Thousand Eight Hundred Forty-Eight and Paise Eighty-Four Only (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on **11.10.2022**.

2. Please refer to the possession (physical) notice dated **20.09.2023**, wherein possession of the secured assets (detailed in the schedule below) was taken by us for the purpose of realization of the dues, in accordance with the SARFAESI Act, 2002 and the rules framed thereunder. For the sake of brevity, we once again forward to you the physical possession notice along with the publication of the physical possession notice.
3. As on **10.10.2024**, there is a total outstanding of **Rs.3,98,17,354.59/-** in the aforesaid loan account which we call upon you the borrowers to pay in terms of paragraph 4 of this notice.
4. We, accordingly, give you a notice of **Thirty (30) days** to redeem the secured asset/s by paying an amount of **Rs. 3,98,17,354.59/-** being the total outstanding as on **10.10.2024** with accrued interest till date. In event you fail to redeem the secured asset/s mortgaged to ABFL, ABFL shall proceed to conduct the sale of the Secured asset/s under the provisions of the SARFAESI Act 2002 and Rules framed thereunder. Note that the sale notice for auction/private treaty as the case maybe, shall be published on **19.03.2025** or any day thereafter.
5. Please take note that mortgaged property will be sold through public auction/private treaty as the case maybe. The public notice for sale will be published in two newspapers (one in Vernacular and other one English language).
6. You are hereby informed that if the entire dues are not recovered from the sale of the Properties, all named borrowers shall remain liable for the balance amount.
7. Therefore, we make it abundantly clear that, if you fail to exercise your right of redemption within a period of 30 days from receipt of this notice, the same shall stand extinguished from the date of publication of the said sale notice under Rule 9(1) of the said Rules.

For Aditya Birla Finance Limited **ADITYA BIRLA FINANCE LTD.**

Gautam Dan

(**Authorised Officer**) **AUTHORISED OFFICER**

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SCHEDULE
(Description of Secured Assets)

“DESCRIPTION OF THE IMMOVABLE PROPERTIES (SECURED ASSETS)”

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 along with 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 along with 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 and;

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 Aditya Birla Finance Limited.

Gautam Dan

(Authorised Officer)
AUTHORISED OFFICER

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