



**ADITYA BIRLA
CAPITAL**

Date – 02.05.2025

(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).

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. 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 more-fully described in Schedule below including possession, issuance of Redemption Notice and Sale Notice for sale of mortgaged property, stands transferred in the name of Aditya Birla Capital Ltd, the amalgamated company, by virtue of Section 230 & 232 of Companies Act 2013. Accordingly, this redemption notice is being issued by Aditya Birla Capital Limited.
2. We, Aditya Birla Capital Limited (hereinafter referred to as "ABCL"), wish to bring to your attention that you being, the Borrower/Guarantor/Mortgagor (hereinafter collectively referred to as "Borrower/s"), pursuant to the account being declared a Non-Performing Asset (NPA) on **02.10.2022** have failed to comply with the

Aditya Birla Capital Limited

Unit No 402, 4th Floor, 24 Camac Square, Kolkata, West Bengal – 700 017.

Tel: +91 22 6723 9101 | abc.secretarial@adityabirlacapital.com | www.adityabirlacapital.com

For customer care and other queries : care.finance@adityabirlacapital.com

Toll-free no.: 1800-270-7000

ADITYA BIRLA CAPITAL LTD.

AUTHORISED OFFICER

Registered Office:

Indian Rayon Compound,
Veraval, Gujarat – 362 266

Tel: +91 28762 43257

CIN: L67120GJ2007PLC058890



**ADITYA BIRLA
CAPITAL**

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 Crores One Lakhs Eighty-Three Thousand Eight Hundred Forty-Eight and Paise Eighty-Four Only)** due as on **11.10.2022**.

3. 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.
4. As on **02.05.2025**, there is a total outstanding is Rs. **4,18,64,402.53/- (Rupees Four Crore Eighteen Lakhs Sixty Four Thousand Four Hundred Two and Five three Paise only)** in the aforesaid loan accounts which we call upon you the borrowers to pay in terms of paragraph 4 of this notice.
5. We, accordingly, give you a notice of Thirty (30) days to redeem the secured asset/s by paying an amount of **Rs. 4,18,64,402.53/- (Rupees Four Crore Eighteen Lakhs Sixty Four Thousand Four Hundred Two and Five three Paise only)** being the outstanding as on **02.05.2025** with accrued interest till date. In event you fail to redeem the secured asset/s mortgaged to ABCL, we 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 shall be published on **09.06.2025** any day thereafter as the case maybe.
6. 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).
7. 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.
8. 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 Capital Limited

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(Authorised Officer)

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**ADITYA BIRLA
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SCHEDULE
(Description of Secured Assets)

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 Capital Limited

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Enclosure – Physical possession Notice dated 20.09.2023.

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