



By Speed Post/ Email

Notice under proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002

Date: 7th February, 2024

To,

1. KASHIF HASAN (BORROWER)
2. M/S EXOTIC LEATHERS (BORROWER) THROUGH ITS PROPRIETOR KASHIF HASAN
3. NUZHAT JAHAN (GUARANTOR)

All at:

- A. 9, Anjuman Road, Entally, Kolkata - 700014
- B. 9/4, Anjuman Road, Entally, Kolkata - 70001
- C. 1/1B, Imdad Ali Lane, Park Street, Kolkata - 700016.

SUB: Notice of 15 Days for Sale Under Proviso to 9(1) of SECURITY INTEREST (ENFORCEMENT) RULES, 2002 For Sale of Secured Asset.

REF: Loan A/C No. 80001941, 80003186, 80003732, availed by and in the name of KASHIF HASAN (BORROWER) & Loan A/C No. MINACSO380001, HCFKO1LOC00001000798 & 80003733 availed by and in the name of M/S EXOTIC LEATHERS (BORROWER) THROUGH ITS PROPRIETOR KASHIF HASAN respectively.

Dear Sir / Madam,

1. This is with reference to the sale notice dated 16th June, 2023 issued to your good self-giving a notice of 30 days under rule 8(6) r/w rule 9 (1) of Security Interest (Enforcement) Rules, 2002 for sale of the below mentioned Immovable properties / "Secured Asset".

DESCRIPTION OF THE IMMOVABLE PROPERTIES (SECURED ASSETS)

ALL THAT PIECE AND PARCEL OF THE Office Spaces being Office Space nos. 602, 603 & 604 containing by measurement super built up area of 2247 sq. ft, be the same a little more or less, on the Sixth floor of the building named "KRISHNA" (26 years old) lying situate at or upon the leasehold land of the said Premises being municipal premises no. 224A, Acharya Jagadish Chandra Bose Road, Kolkata - 700017.

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ADITYA BIRLA FINANCE LTD.



intertek



TOGETHER WITH proportionate, undivided, impartible share in the leasehold land of the said Premises attributable to the said office spaces being a piece and parcel of leasehold land measuring about 1 Bigha 7 Cottahs, be the same a little more or less, being municipal premises No. 224A, Jagdish Chandra Bose Road, Kolkata- 700017 (portion of previous municipal premises No. 224, 224/1, Acharya Jagdish Chandra Bose Road and portion of premises No. 68, Ballygunge Circular Road) under Municipal Ward No. 69 within the limits of Kolkata Municipal Corporation under Police Station Karaya in the district of South 24 Parganas (Becbagan to Mintu Park on road) ALONG WITH common rights in the common areas and facilities/amenities of the said building and the said Premises and the properties appurtenant thereto for beneficial use and enjoyment of the aforesaid office spaces. The said premise is butted and bounded as follows:

On the North: By Acharya Jagadish Chandra Road

On the South: By Annapurna Apartment

On the West: By Ballygunge Circular Road

On the East: By partly by 224, Acharya Jagadish Chandra Bose Road and partly Chapel being 224/1, Acharya Jagadish Chandra Bose Road.

The aforesaid properties are hereinafter referred to as the **"SECURED ASSETS"**

2. That after availing the aforesaid loans you the above-named addresses committed defaults in repayments and in view of the continuous defaults of more than the time period stipulated under the relevant applicable guidelines/circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) were classified as Non-Performing Asset (NPA) in accordance with the concerned guidelines issued by Reserve Bank of India (RBI).
3. That thereafter, demand notices dated 9th June 2022 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) were duly served on you the addresses but you failed to make the payment of demanded amount i.e., Rs.3,68,53,174/- (Rupees Three Crore Sixty-Eight Lakhs Fifty-Three Thousand One Hundred Seventy Four only) as on 31-05-2022 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due to Aditya Birla Finance Limited, the Secured Creditor from 1. KASHIF HASAN (Borrower), 2. NUZHAT JAHAN (GUARANTOR), and also failed to pay another demanded amount i.e., Rs.1,37,63,270.31/- (Rupees One Crore Thirty Seven Lakhs



Sixty-Three Thousand Two Hundred Seventy and Paise Thirty-One only) as on 30-05-2022 (This amount is exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due to Aditya Birla Finance Limited, the Secured Creditor from 1. M/S EXOTIC LEATHERS (Borrower) THROUGH ITS PROPRIETOR KASHIF HASAN, 2. NUZHAT JAHAN (GUARANTOR), within 60 days of the said notices and as such the secured creditor has taken physical possession of the aforesaid mentioned secured asset in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder.

4. That thereafter, the Authorized Officer had obtained valuation of the Secured Asset from an approved valuer and in consultation with the secured creditor, had originally fixed the reserve price of the SECURED ASSETS at Rs.3,37,05,000/- (Rupees Three Crores Thirty-Seven Lakhs Five Thousand Only).
5. That earlier auctions conducted by the Authorized Officer basis the aforesaid reserve price has failed owing to non-receipts of Bids.
6. That accordingly, based on the commercial understanding, the secured creditor has now decided that the SECURED ASSETS may be put to sale, by holding a subsequent public auction of the SECURED ASSETS through E-auction mode on **28th February, 2024** at a reserve price of **Rs.3,03,34,500/- (Rupees Three Crores Three Lakhs Thirty-Four Thousand Five Hundred only)**.
7. The date for inspection of the secured asset is fixed on **26th February, 2024** between 11:00 A.M. to 4:00 P.M. The Earnest Money Deposit (E.M.D) shall be **Rs.30,33,450/- (Rupees Thirty Lakhs Thirty-Three Thousand Four Hundred Fifty Only)** thereof. The offers for the said SECURED ASSETS should reach the Office of the undersigned in a sealed envelope along with Demand Draft/ NEFT / RTGS as Earnest Money Deposit on/before **27th February, 2024** at 401, Camac Square, 4th Floor, 24 Camac Street, Kolkata - 700016. The Demand Draft/Pay Order/NEFT/ RTGS should be drawn in favour of Aditya Birla Finance Limited.
8. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of proviso to Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured assets shall be put to sale, by holding public auction through e-auction mode on **"As is where is", "As is what is", and "Whatever there is"** after 15 clear days from this notice on **28th February, 2024**.



9. That since the sale of secured assets will be affected by holding public auction through e-auction mode, the secured creditor has also caused a public notice as given under Security Interest (Enforcement) Rules, 2002, which has also been published in two leading newspapers on 7th February, 2024 including one in vernacular language having wide circulation across West Bengal.
10. The detailed terms and conditions of E-Auction has been uploaded on website <https://sarfaesi.auctiontiger.net&https://mortgagefinance.adityabirlacapital.com/Pages/Individual/Properties-for-Auction-under-SARFAESI-Act.aspx>
11. That the attention of you the abovenamed addresses is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the secured asset.

For Aditya Birla Finance Limited

ADITYA BIRLA FINANCE LTD.
(Authorized Officer)

AUTHORISED OFFICER