



A Piramal Enterprises &
Bain Capital Credit Partnership

PRE SALE NOTICE

By R. P. A. D /SPEED POST/COURIER/E-MAIL/HAND DELIVERY

Date: 08/07/2023

To

M/s Century Cooling Tower

32, Parui Main Road Behala Bakutala Kolkata
West Bengal-700061,

Also at:-

Flat No 1A &1B On Ist Floor 3A & 3B on 3 Rd Floor,
Premises No.107/1A Raja Ram Mohan Sarani, P.S. Amherst
Sarani Kolkata (West Bengal),

Mr. Iqbal Gazi

32, Parui Main Road Behala
Bakutala Kolkata West Bengal-700061

Mrs. Nina Mitra

107/2, Raja Ram Mohan Roy Sarani
Kolkata West Bengal

Mr. Aridam Mitra

32, Parui Main Road Behala
Bakutala Kolkata West Bengal-700061

Also At:-

Flat No 1A &1B On Ist Floor 3A & 3B on 3 Rd Floor,
Premises No.107/1A Raja Ram Mohan Sarani, P.S. Amherst
Sarani Kolkata (West Bengal),

Mr.Sona Gazi

32, Parui Main Road Behala
Bakutala Kolkata West Bengal-700061

Also At:-

Flat No 1A &1B On Ist Floor 3A & 3B on 3 Rd Floor,
Premises No.107/1A Raja Ram Mohan Sarani, P.S. Amherst
Sarani Kolkata (West Bengal),

Dear Sir/Madam,

SUBJECT : PRE-SALE NOTICE UNDER RULE 9 (1) OF SECURITY INTREST (ENFORCEMENT) RULES, 2002 OF 15 DAYS FOR SALE OF SECURED ASSET PROPERTY MORTGAGED WITH INDIA RESURGENCE ARC PRIVATE LIMITED ("SECURED CREDITOR").

That despite service of demand notice dated 11.11.2017 U/s 13 (2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT"), you, the above named Borrowers and Guarantors failed to make the payment of demanded amount

INDIA RESURGENCE ARC PRIVATE LIMITED
(Formerly known as Piramal Assets Reconstruction Private Limited)
CIN: U67190MH2016PTC272471
3rd Floor, Piramal Tower, Peninsula Corporate Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai 400013.
T: 022- 68608500 / 68608501
Indiarf.com





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within 60 days of the said and as such the authorized officer of the Secured Creditor on 29.11.2022 took the possession of Secured Asset **All Picee And Parcel Property Bearing Flat No 1A & 1B on the 1st Floor 3A & 3B, on the 3rd Floor, Premises No.107/1A Raja Ram Mohan Sarani, P.S: Amherst Sarani Kolkata-700009 under Municipal Ward No. 38, Admeasuring 3495 sq. ft (super built up area) within Kolkata Municipal Corporation**

The secured asset shall be put to public auction for the recovery of secured debt of **Rs. 1,27,76,684.14 (Rupees One Crore Twenty Seven Lakhs Seventy Six Thousand Six Hundred Eighty Four and Fourteen Only)** due as on 07/01/2019 and further interest and other expenses thereon till the date of realization.

The reserve price for the sale of above mentioned secured asset property, having no encumbrances as per knowledge of the Secured Creditor, is fixed at **Rs.1,11,13,605/- (Rupees One Crores Elven lacs Thirteen Thousand Six Hundred Five only).**

This Notice is being given to you the addresses in compliance of Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid secured asset shall be sold after 15 clear days from this notice by way of public Auction on 04/08/2023 or thereafter on some other day through public Auction at Elexa Resolution Advisors LLP : 50 Chowringhee Road, 4th Floor Cabin No. 33 , Kolkata -700071

A publication of a notice for sale of secured asset is also being effected.



Yours truly,
For India Resurgence ARC Private Limited

Authorized Officer