

BY R.P.A.D/EMAILDate:22nd October 2024

To :

Shree Baladevjew Infrastructure Pvt. Ltd., (Through its Authorized Director, Mr. Durga Prasanna Mishra), (Borrower) Plot No. 167, Phase I, New Industrial Estate, Jagatpur Cuttack, Orissa 753021 C-7	Tulsi Spices & Foods Pvt. Ltd. (Through its Authorized Director, Mr. Gagan Bihari Mishra), (Borrower) Gopabandhu Nagar, New Industrial Estate, Jagatpur Cuttack, Orissa 754021
Mr. Durga Prasanna Mishra, (Mortgagor/Guarantor) Madhusudan Nagar, Near Dear Park, P O Tulasipur, P S Bidanasi, Cuttak, Odisha 753008	Mr. Gagan Bihari Mishra, (Mortgagor/Guarantor) Madhusudan Nagar, Near Dear Park, P O Tulasipur, P S Bidanasi, Cuttak, Odisha 753008
Mrs. Mitali Madhusmita Rath, (Guarantor) Madhusudan Nagar, Near Dear Park, P O Tulasipur, P S Bidanasi, Cuttak, Odisha 753008	

Dear Sir/ Madam,

RE: Public Notice For E-Auction for Sale of Immovable Property under the Securitization and Reconstruction of Financial Assets and Enforcement of Security**Piramal Capital & Housing Finance Limited**Registered office: 601, 6th-Floor, Amity Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station,
LBS Marg, Kurla (West), Mumbai - 400 070 | CIN: U65910MH1984PLC032639www.piramalfinance.com | Email ID: customercare@piramal.com | Toll Free Number: 1800 2666 444

Interest Act, 2002 read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

1. The undersigned being the authorized officer of Piramal Capital and Housing Finance Limited (authorized vide Board Resolution dated 7th August 2024) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“**SARFAESI Act**”) read with proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002 (“**Rules**”) and in exercise of the powers conferred under section 13(12) read with rule 3 of the Rules issued a demand notice dated September 22, 2015 to you to repay the amount mentioned in the demand notice being INR 8,19,52,704/- (Rupees Eight Crores Nineteen Lacs Fifty Two Thousand Seven Hundred and Four Only) towards the outstanding dues in respect of the loan as on September 22, 2015, together with further interest, non-compliance charges, incidental expenses, all costs and any other charges payable thereon from September 23, 2015 till the date of repayment (“**Amounts Due**”).
2. Pursuant to the above demand notice, due to your failure to pay the Amounts Due to the secured creditor, a notice dated January 06, 2016 under section 13 (4) of the SARFAESI Act read with Rule 8(1) of the Rules was issued for taking symbolic possession of the property mentioned in the table hereinbelow (“**Secured Asset/ Property**”).
3. The secured creditor has taken physical possession of the Secured Asset in view of order dated January 13, 2017 passed in an application filed u/s. 14 of SARFAESI Act by the secured creditor.
4. Vide notice dated September 05, 2024, the Borrowers/Mortgagors/Guarantors was called upon to pay INR 38,55,54,416/- (Indian Rupees Thirty Eight Crores Fifty Five Lakhs Fifty Four Thousand Four Hundred and Sixteen Only) within 30 (thirty) days from the date of receipt of this notice. However, the Borrowers/Mortgagors/Guarantors has failed to pay the same and/or respond to the aforesaid notice.



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5. In view of the above, kindly note that the Secured Asset will be sold on “As is where is” basis, “As is what is” basis, “Whatever there is” basis, “No Recourse” basis, for and on behalf of the secured creditor on 25th November 2024 from 11:00 am to 3:00 for recovery of an amount of INR 39,28,30,237 due on 30th September 2024 plus applicable interest thereon till the date of payment. The details of the e-Auction are mentioned below:

Details of Secured Asset/ Property:

Sr. No.	Description	Reserve Price (INR Cr)	EMD (INR Cr)																								
1.	<p>Property 1:Entire Plot of land adm. Acre 3.05 situated at Mouza Badkesharpur, Thana Tangi, Dist Cuttack Odisha more particularly mentioned in below mentioned table alongwith the entire present and future structure thereon being Project “Tulsi Gardens”, ((as more particularly described in Equitable Mortgage Deed dated 22nd May 2013 and the Loan Agreement dated 22nd May 2013), TOGETHER WITH full and free right and liberty to enter upon and unfettered access to the said premises with all and singular, compounds, yards, ways, paths, passages, common gullies, sewers, drains, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said premises or any part thereof belonging to or in anyway appertaining or usually held or enjoyed or occupies therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the owner into and upon the said premises and every part thereof.</p> <table border="1"> <thead> <tr> <th>Item No.</th> <th>Sl. No Khata No. House No., Site No.</th> <th>Extent areas of land / building</th> <th>Location District/District Village/Municipality etc.</th> <th>Sub Boundary</th> </tr> </thead> <tbody> <tr> <td>01.</td> <td>Khata No.251/32 Plot No.69</td> <td>Ac.0.920 decimals O/o-Ac.2.76 decimals</td> <td>Mouza – Badakesharpur Tahasi/SR-Tangi Choudwar Dist-Cuttack</td> <td>N: Plot No.70 S: Chaka Kanal E: Vendee W: Vendee</td> </tr> <tr> <td>02.</td> <td>Khata No.251/32 Plot No.69</td> <td>Ac.0.92 decimals out of Ac.2.76 decimals</td> <td>-do-</td> <td>N: Plot No.71 S:Chaka Nala E:Plot No.72 W:Vendee</td> </tr> <tr> <td rowspan="2">03.</td> <td>Khata No.251/32 Plot No.69</td> <td>Ac.0.92 decimals out of Ac.2.76 decimals</td> <td>-do-</td> <td>N: Plot No.16 S:Chaka Nala E: Vendee W: Plot No.18 & Plot No.17</td> </tr> <tr> <td>Khata No.120 Plot No.68</td> <td>Ac.0.18 decimals</td> <td>-do-</td> <td>N: Chaka Nala S: Vendee</td> </tr> </tbody> </table>	Item No.	Sl. No Khata No. House No., Site No.	Extent areas of land / building	Location District/District Village/Municipality etc.	Sub Boundary	01.	Khata No.251/32 Plot No.69	Ac.0.920 decimals O/o-Ac.2.76 decimals	Mouza – Badakesharpur Tahasi/SR-Tangi Choudwar Dist-Cuttack	N: Plot No.70 S: Chaka Kanal E: Vendee W: Vendee	02.	Khata No.251/32 Plot No.69	Ac.0.92 decimals out of Ac.2.76 decimals	-do-	N: Plot No.71 S:Chaka Nala E:Plot No.72 W:Vendee	03.	Khata No.251/32 Plot No.69	Ac.0.92 decimals out of Ac.2.76 decimals	-do-	N: Plot No.16 S:Chaka Nala E: Vendee W: Plot No.18 & Plot No.17	Khata No.120 Plot No.68	Ac.0.18 decimals	-do-	N: Chaka Nala S: Vendee	7.10 (Seven Crores, Ten Lakhs Only)	0.71 (Seventy One Lakhs Only)
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					E: Nayan Jori & Road W: Plot No.63		
	04.	Khata No.251/32 Plot No.67 Corresponding to Khata No.251/46 Plot No.67	Ac.0.110 decimals out of Ac.2.87 decimals	-do-	N: Vendee S: Nayan Jori E: Nayan Jori & Road W: Vendee		
		Total Plot of Land	Ac 3.05				
2.	Property 2: Land owned by Mr. Gagan Bihari Misra, admeasuring Ac 0.745 dec at Khata No-350/40 and Khata No. 349/278, Plot No-285, Mouza Andeisahi, Tahsil Salepur Dist Cuttack.					2.35 (Two Crores, Thirty Five Lakhs Only)	0.23 (Twenty Three Lakhs Only)

For detailed terms and conditions of the sale, and other relevant details of the properties, please refer to the link <https://www.piramalfinance.com/e-Auction.html>, <https://sarfaesi.auctiontiger.net> or mail us on piramal.auction@piramal.com

- Please note that a public notice is being issued on 23rd October 2024 in Business Standard (English) and Surya Pravah (Oriya) inviting offers for sale of the Secured Asset.
- Please note, that in terms of Section 13(8) of the SARFAESI Act, 2002, your right of redemption of the Secured Asset hereby stands extinguished.

Yours truly,



Vikash Singh
Piramal Capital and Housing Finance Limited
(Authorized Signatory)

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