

BY REGISTERED POST / SPEED POST / EMAIL

June 27, 2022

To,

1. Williamson Financial Services Limited
4 Mangoe Lane,
Surendra Mohan Ghosh Sarani,
Kolkata - 700 001
2. Williamson Magor & Co Ltd
4 Mangoe Lane,
Surendra Mohan Ghosh Sarani,
Kolkata - 700 001
3. Babcock Borsig Limited
4 Mangoe Lane,
Surendra Mohan Ghosh Sarani,
Kolkata - 700 001
4. Vedita Sanjeevani Projects Private Limited
62A, Hazra Road,
Kolkata – 700 019
5. Christopher Estates Private Limited
62A, Hazra Road,
Kolkata – 700 019
6. Aditya Khaitan
10, Queens Park,
Kolkata – 700 019
7. Amritanshu Khaitan
10, Queens Park,
Kolkata – 700 019
8. Bishnauth Investments Limited
4, Mangoe Lane,
Surendra Mohan Ghosh Sarani,
Kolkata - 700 001



Vistra ITCL (India) Limited
Registered office: The IL&FS Financial Centre
Plot No. C-22, G Block, 7th Floor, Bandra Kurla Complex
Bandra (East), Mumbai 400051, India
Corporate Identity Number (CIN): U66020MH1995PLC095507

9. Woodside Park Limited
4, Mangoe Lane,
Surendra Mohan Ghosh Sarani,
Kolkata – 700001
10. Atash Suppliers Private Limited
having its registered address at
62A, Hazra Road,
Kolkata – 700 019
11. Sahal Business Private Limited
having its registered address at
62A, Hazra Road,
Kolkata – 700 019
12. Alosha Marketing Private Limited
having its registered address at
62A, Hazra Road,
Kolkata – 700 019
13. Mr. Rajiv Pasri,
1658, Nashkar Hat, Kasba,
Kolkata – 700 039
14. McLeod Russel India Limited
4, Mangoe Lane,
Surendra Mohan Ghosh Sarani,
Kolkata - 700 001

RE: Loan Account No. 70000179 for an amount of INR 150,00,00,000/- (Rupees One Hundred and Fifty Crores Only)

SUBJECT: Notice of intended sale of Secured Assets being immovable property mentioned in the schedule hereunder in terms of provisions under Rule 8(6) and 9(1) of the Security Interest (Enforcement Rules) 2002 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act 2002 (As amended up to date).



Dear Sir,

Under the instruction of Aditya Birla Finance Limited this notice is being issued in supersession of the earlier Notice dated 06.05.2022, which hereby stands recalled and stands replaced by the present notice under Rule 8(6) and 9(1) of the Security Interest (Enforcement Rules) 2002 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act 2002 (As amended up to date).

Please refer to the possession notice dated 26.07.2021 affixed at conspicuous place of the secured asset being immovable property more fully described in the schedule herein below, served upon you on 26.07.2021 and the publication of the said notice (Both English & Tamil language) in The New Indian Express (English) and Dinamani (Tamil) on 30.07.2021 by the undersigned being the Authorised Officer of the Vistra ITCL (India) Limited (acting as Security Trustee to hold the Security on behalf of Aditya Birla Finance Limited) [hereinafter referred to as "**Security Trustee**"] for the purpose of realization of secured assets in exercise of the powers conferred on the secured creditors under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI Act**") and the Rules thereunder.

Till date, you have not made payment to Aditya Birla Finance Limited (hereinafter referred to as "**Secured Creditor**") towards discharge of your liabilities in full and hence the undersigned propose to sell the secured asset being Immovable property more fully described in the schedule herein below on "As is where is", "As is what is" and "Whatever there is" basis by inviting tenders/quotations from public in terms of relevant provisions of the SARFAESI Act and Security Interest (Enforcement) Rules 2002 (as amended up to date). You are hereby given a notice of **Thirty days (30 days)** so that you can redeem the securities by making payment of the dues of the Secured Creditor with all costs, charges and expenses in terms of provisions of the SARFAESI Act and Security Interest (Enforcement) Rules 2002 (as amended up to date).

A copy of the proposed public notice for sale inviting tenders/quotations/offers containing description of the secured asset being immovable property, the dues of the Secured Creditor, reserve price, earnest money deposit, date and time fixed for inspection, last date for submission of tenders/quotations/offers with EMD, Date of Sale, place and time etc. is enclosed for your information and marked with **Annexure-A** to this notice.

Please also note that the publication of the said public notice for sale shall also be done in two





leading newspapers (one in vernacular language) including affixation of the said notice in due course as per the provisions of the SARFAESI Act and Security Interest (Enforcement) Rules 2002 (as amended up to date).

This notice is being issued without prejudice to all other rights and remedies vested in Secured Creditor under applicable law or contract or both, in respect of financial assistance and the Secured Creditor reserves its right to proceed further in terms of the other relevant laws also to recover the outstanding dues towards the aforesaid loan account.





SCHEDULE OF THE MORTGAGE PROPERTY

All that part and parcel of immovable property bearing Revenue Survey No. 3776, now in Town Survey No. Ward – B, Block – 4, S. No. 18 and the building thereon bearing property assessment No. 38007, in Ward No. 20 of Ootacamund Municipality, admeasuring 1.03 ¼ acres (103.25 cents) bounded by:

North by: Property in R.S. No. 3778 and 3726.

South by: Tamilzhagam Road (previously known as Dweington Road)

East by: Ampt Hill Road

West by: Property in R.S. No. 3726 and portion of R.S. No. 3776 belonging to Sedgemore Cottage

together with the buildings and structures constructed/to be constructed thereon and all fixtures and fittings, both present and future, whether attached to earth or permanently fastened to anything attached to the earth including all rights, liberties, privileges, lights, easements, appendages and advantages whatsoever to the said hereditaments appertaining to or held, used and occupied with the same or enjoyed or reputed as part thereof or appurtenant thereto.

Date: 27.06.2022

Place: Mumbai

For Vistra ITCL (India) Limited

Authorised Signatory

Mr. Palash Singh,

AUTHORISED OFFICER

Registered Office

Vistra ITCL (India) Limited,
The IL&FS Financial Centre,
Plot No. C-22, G-Block,
Bandra Kurla Complex,
Bandra (East)
Mumbai - 400 051, India

Annexure-A



PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Vistra ITCL (India) Limited, Office Address: The IL&FS Financial Centre, Plot No. C-22, G-Block, 6th Floor, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, India

Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of Vistra ITCL (India) Limited in terms of SARFAESI Act, 2002 and rules thereon, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 5th August 2022 (Date of Sale), for recovery of INR 1,07,77,96,226.95/- (Rupees One Hundred and Seven Crore Seventy Seven Lakh Ninety Six Thousand Two Hundred and Twenty Six and Ninety Five Paise Only) due as on 25.04.2021 along with the further interest thereon with all costs, charges and expenses to the Aditya Birla Finance Limited, Secured Creditor from **Williamson Financial Services Limited** (Borrower) **Mr. Aditya Khaitan** (Promoter of Williamson Magor Group and Personal Guarantor), **Mr. Amritanshu Khaitan**, **Babcock Borsig Limited**, **Vedica Sanjeevani Projects Private Limited**, **Christopher Estates Private Limited**, **Bishnauth Investments Limited**, **Atash Suppliers Private Limited**, **Sahal Business Private Limited**, **Alosha Marketing Private Limited**, **Mr. Rajiv Pasri and McLeod Russel India Limited (Obligors)**, **Woodside Park Limited** (Corporate Guarantor) and **Williamson Magor and Company Limited** (Mortgagor). The reserve price will be INR 12,50,00,000 /- (Rupees Twelve Crore and Fifty Lakhs only) and the earnest money deposit (10% of reserve price) will be INR One Crore and Twenty Five Lakhs Only.

Description of the Property

All that part and parcel of immovable property bearing Revenue Survey No. 3776, now in Town Survey No. Ward – B, Block – 4, S. No. 18 and the building thereon bearing property assessment No. 38007, in Ward No. 20 of Ootacamund Municipality, admeasuring 1.03 ¼ acres (103.25 cents) bounded by:

North by: Property in R.S. No. 3778 and 3726.



South by: Tamilzhagam Road (previously known as Dweington Road)

East by: Ampt Hill Road

West by: Property in R.S. No. 3726 and portion of R.S. No. 3776 belonging to Sedgemore Cottage

together with the buildings and structures constructed/to be constructed thereon and all fixtures and fittings, both present and future, whether attached to earth or permanently fastened to anything attached to the earth including all rights, liberties, privileges, lights, easements, appendages and advantages whatsoever to the said hereditaments appertaining to or held, used and occupied with the same or enjoyed or reputed as part thereof or appurtenant thereto.

Owner of property: **Williamson Magor and Company Limited**

Vistra ITCL (India) Limited (Security Trustee) invites sealed tenders/quotations from the public for purchase of above mentioned property on "As is where is", "As is what is" and "Whatever there is" basis, Sealed tenders/quotations accompanying 10% earnest money in the form of D.D./Banker's cheque payable in favour of Vistra ITCL (India) Limited and other KYC documents can be submitted to the Authorised Officer on or before 4th August 2022 within 5.00 pm. at Vistra ITCL (India) Limited, the IL&FS Financial Centre, Plot No. C-22, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, India. The authorised officer reserves the right to accept/cancel any/all tenders/quotations without assigning any reason whatsoever. The intending purchasers should be present before the Authorized Officer when tenders/quotations will be opened at the address mentioned above at 11:00 a.m. on the aforesaid date of sale. The offer of the highest intended party and/or highest offered price shall be opened by Authorized Officer in his presence and may be accepted at the same time. The property can be inspected by the intending purchasers between 29th July 2022 to 1st August 2022 from 11 a.m. to 5 p.m. subject to prior appointment by contacting the Authorised Officer, Mobile No. 7259548765 (to be provided by Vistra). Tenders/Quotations received late/without earnest money deposit/ below reserve price, incomplete, conditional for any reason whatsoever will not be entertained. Once the tender/quotation is accepted, the said highest intended part/purchaser has to deposit immediately 25% of the sale price adjusting the amount of EMD already deposited within 24 hours and balance 75% within 15 days thereafter, failing which the Security Trustee shall forfeit amounts already paid/deposited by the purchaser. In default of payment, the property shall be resold and the defaulting purchaser shall have no claim whatsoever.



VISTRA



Details of any encumbrances, known to the Vistra ITCL (India) Limited to which the property is liable: Nil

Sale is subject to confirmation by the Secured Creditor and the sale certificate will be issued in the name of the Purchaser only with a condition mentioned therein, after payment of the entire sale price amount and other taxes/charges, if any. Any/all other statutory dues/rates/taxes/stamp duty/registration fee/miscellaneous expenses/Government dues/dues of any authority etc., on the above property shall have to be borne by the successful party/purchaser exclusively and separately. The Authorized Officer reserves the right to accept or reject any or all the tenders without assigning any reason whatsoever. In the event of non-happening of sale on the date and time mentioned above, Security Trustee reserves its right for effecting sale on the above properties/assets by private treaty.

For Vistra ITCL (India) Limited

Palash Singh

Authorised Signatory

Sd/-

AUTHORISED OFFICER

Vistra ITCL (India) Limited

Date: 27.06.2022

Place: Mumbai