



UV Asset Reconstruction Company Limited

"Restoring NPAs Back to Health"

Communication Address / Corp. Office : 1304/1304A, 13th Floor, Chiranjiv Tower, 43 Nehru Place, New Delhi-110019
Tel. : +91-11-41055576, 41038818, Fax: 011-40501824 | Email : uvarcl@gmail.com | Website: www.uvarcl.com

UVARCL/2023-24/BCL/57

Date: October 16, 2023

To,

1. Burnpur Cement Limited- Registered Office: Village: Palashdiha, Panchgachia Road, Kanyapur, Asansol, West Bengal-713341	Also at: Corporate Office: 7/1 Anandilal Poddar Sarani (Russel Street) 5 th Floor, Flat No. 5B, Kanchana Building, Kolkata-700 071
2. Shri Ashok Gutgutia Cement House, Sardapally, Ashok Nagar, Asansol, PIN-713304	Also at: Gayatri Bhawan, 3 No. Sardapally, Ashok Nagar, Asansol (M Corp) Bardhaman, West Bengal-713304 7/1 Anandilal Poddar Sarani (Russel Street), 5 th Floor, Flat No. 5B, Kanchana Building, Kolkata-700 071
3. Shri Manoj Kumar Agarwal 25A, Sarat Bose Road, Sindhu Apartment, Flat No. 1B, 1 st Floor, PS Bhawanipore, Kolkata, West Bengal -700020	Also at: 7/1 Anandilal Poddar Sarani (Russel Street), 5 th Floor, Flat No. 5B, Kanchana Building, Kolkata-700 071

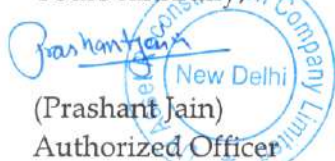
Subject	Sale Notice under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (read with the rules, regulations, circulars and guidelines framed thereunder, "SARFAESI Act") read with the Security Interest (Enforcement) Rules 2002 ("SARFAESI Rules").
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Please find enclosed a copy of Sale Notice under Section 13(4) of SARFAESI Act, contents of which are self-explanatory.

Also, please find enclosed newspaper clipping of the publication of 'SALE NOTICE' in 'Times Of India' (an English Newspaper) and 'Ranchi Express' (a Hindi Newspaper) on 16.10.2023.

Thanking you,

Yours faithfully,


New Delhi
(Prashant Jain)
Authorized Officer

UV Asset Reconstruction Company Limited

Enclosure:- As stated above



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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

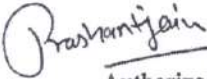
[Notice for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Security Interest (Enforcement) Rules, 2002 ("Rules")]

Notice is hereby given to the public in general and in particular to the Obligor (as defined hereinafter) that the immovable properties described in the Schedule hereto ("Scheduled Properties") which are mortgaged to the Secured Creditor (as defined hereinafter), the constructive possession of which has been taken by the Authorized Officer of UV Asset Reconstruction Company Limited ("Secured Creditor"), will be sold on an "as is where is", "as is what is", and "whatever there is" basis, on November 24, 2023, for the recovery of INR 519,02,09,262.28 (Indian Rupees Five Hundred Nineteen Crores Two Lakhs Nine Thousand Two Hundred Sixty Two Rupees and Twenty Eight Paise only) due to the Secured Creditor from Burnpur Cement Limited (in its capacity as the principal borrower), Mr. Ashok Gutgutia (in his capacity as the personal guarantor), and Mr. Manoj Kumar Agarwal (in his capacity as the personal guarantor) (collectively "Obligors"), as on May 31, 2023, along with all further accrued interest, costs, charges, and expenses.

The reserve price will be INR 169,50,00,000 (Indian Rupees One Hundred Sixty-Nine Crores and Fifty Lakhs only) and the earnest money deposit will be INR 40,00,00,000 (Indian Rupees Forty Crores only).

The detailed terms and conditions of the sale are accessible on the website of the Secured Creditor at www.uvarcl.com.

It is clarified that nothing herein should be construed to restrict the ability of the Obligor to redeem the mortgage over the Scheduled Properties at any time up to November 20, 2023.


Authorized Officer
New Delhi
UV Asset Reconstruction Company Limited

Date: 16th October, 2023
Place: Patratu, Jharkhand



SCHEDULE

DESCRIPTION OF THE SCHEDULED PROPERTIES

A. SCHEDULED PROPERTY-1

All that piece and parcels of land known as Plot No. A-8P, 9, 10, 11, B-38, 39,40, C-7P, 8, 9, 10, 11, XP, Block – 'D' and Block – 'E' Part in the Patratu Industrial Area, consisting of Revenue Survey Nos 24P, 25P, 26, 27, 28P, 29, 30P, 31, 32P, 33P, 35P, 49P, 50, 51P, 52P, 71P, 2332P, 2333, 2334, 2335P, 2336P, 2337, 2338, 2339, 2340, 2341P, 2343P, 2344, 2345, 2346, 2347, 2348P, 2351P, 2352P, 2353P, 2359P, 2360P, 2365P, 2366P, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374P, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2385P, 2386P, 2387, 2388, 2389, 2390, 2391, 2392P, 2392P, 2481P, 2482P, 2485P, 2486P, 2487, 2488, 2489, 2490, 2491, 2492, 2493P within the village limits of Patratu Taluka, Ramgarh District - Ramgarh containing by admeasurement 60.00 Acres or thereabout, together with the building and other structures, fixed plant and machinery, fixtures and fittings, constructed, erected or installed thereon.

Bounded:

On the North by:	Survey plot No- 2331, 2332P, 2341P, 2342, 2343P, 2376P, 2377P, 2389P, 2390P, 2391P, Industrial Road & River
On the South by:	Survey plot No- 28P, 51P, 52P, 2351P, 2352P, 2353P, 2364, 2392P, 2389P and Industrial Plot no – XP 20, 30, 37, Block E Part C/7P, 8A/P & Industrial Road & Industrial Boundary
On the East by:	Survey plot No- 30P, 32P, 33P, 35P, 36P, 49P, 51P, 2332P, 2333P, 2334P, 2341P, 2348P, 2352P, 2353P, 2359P, 2360P, 2365P, 2366P, 2374P, 2493P and Industrial Plot no – 11/B to 20/B Industrial Roads & Nala
On the West by:	Survey plot No- 24P, 25P, 71P, 2335P, 2350P, 2351P, 2379P, 2384P, 2385P, 2389P, 2481P, 2482P, 2486P and Industrial Plot no- 28, 29 30 and Industrial Boundary

B. SCHEDULED PROPERTY-2

Industrial Plot No. 11/B to 37/B- Patratu Industrial Area falling within Villages Katiya and Soleya, Thana Number 16 and 15, Thana Patratu (Ramgarh), District Ramgarh with total land area admeasuring 18.00 Acres, as more particularly described below:

In Village Katiya:

- i. Khata No. 127, Survey Plot No. 2335P measuring 0.25 Acre;
- ii. Khata No. 26, Survey Plot No. 2336P measuring 0.20 Acre;





- iii. Khata No. 112, Survey Plot No. 2348P measuring 0.80 Acre;
- iv. Khata No. 62, Survey Plot No. 2349 measuring 0.65 Acre;
- v. Khata No. 95, Survey Plot No. 2350P measuring 0.08 Acre;
- vi. Khata No. 62, Survey Plot No. 2351P measuring 0.15 Acre;
- vii. Khata No. 62, Survey Plot No. 2352P measuring 1.18 Acre;
- viii. Khata No. 62, Survey Plot No. 2353P measuring 2.13 Acre;
- ix. Khata No. 49, Survey Plot No. 2354 measuring 0.32 Acre;
- x. Khata No. 95, Survey Plot No. 2355 measuring 0.26 Acre;
- xi. Khata No. 62, Survey Plot No. 2356 measuring 0.87 Acre;
- xii. Khata No. 127, Survey Plot No. 2357 measuring 2.25 Acre;
- xiii. Khata No. 27, Survey Plot No. 2358 measuring 0.46 Acre;
- xiv. Khata No. 3, Survey Plot No. 2359P measuring 0.56 Acre;
- xv. Khata No. 127, Survey Plot No. 2360 measuring 0.14 Acre;
- xvi. Khata No. 127, Survey Plot No. 2361 measuring 0.14 Acre;
- xvii. Khata No. 26, Survey Plot No. 2362 measuring 2.13 Acre;
- xviii. Khata No. 95, Survey Plot No. 2363 measuring 0.02 Acre;
- xix. Khata No. 95, Survey Plot No. 2364 measuring 0.88 Acre;
- xx. Khata No. 41, Survey Plot No. 2365P measuring 0.55 Acre;
- xxi. Khata No. 117, Survey Plot No. 2366P measuring 0.07 Acre;
- xxii. Khata No. 137, Survey Plot No. 2374P measuring 0.04 Acre;
- xxiii. Khata No. 127, Survey Plot No. 2493P measuring 1.54 Acre;
- xxiv. Khata No. 127, Survey Plot No. 2494P measuring 0.80 Acre;
- xxv. Khata No. 95, Survey Plot No. 2240P measuring 0.70 Acre.

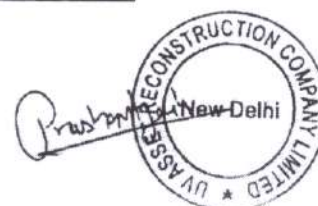
In Village Soleya:

- i. Khata No. 22, Survey Plot No. 35P measuring 0.76 Acre;
- ii. Khata No 32, Survey Plot No. 36P measuring 0.07 Acre.

together with the building and other structures, fixed plant and machinery, fixtures and fittings, constructed, erected or installed thereon.

Bounded

On the North by	Survey Plot No. 2340P, 2351P, 2352P, 2353P, 2336P, 2348P, 2374P & Indl. Plot No. 38, B Block "D" Part.
On the South by	Survey Plot No. 2493P, 2494P, 35P, 36P, and Industrial Road
On the East by	Survey Plot No. 2335P, 2350P, 2351P, 2240P and Indl. Plot No. 38B, 39B, 40B & Indl. Boundary (Nala).
On the West by	Survey Plot No. 2359P, 2360P, 2365P, 2366P, 2348P, 2374P, 35P and Indl. Plot No. Block "D" Part.





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SALE NOTICE FOR SALE OF MOVABLE PROPERTIES

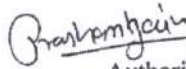
[Notice for sale of movable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("Act") read with Security Interest (Enforcement) Rules, 2002 ("Rules")]

Notice is hereby given to the public in general and in particular to the Obligors (*as defined hereinafter*) that the movable properties described in the Schedule hereto ("**Scheduled Properties**") which are hypothecated/pledged/charged to the Secured Creditor (*as defined hereinafter*), the constructive possession of which has been taken by the Authorized Officer of UV Asset Reconstruction Company Limited ("**Secured Creditor**"), will be sold on an "as is where is", "as is what is", and "whatever there is" basis, on November 24, 2023, for the recovery of INR 519,02,09,262.28 (Indian Rupees Five Hundred Nineteen Crores Two Lakhs Nine Thousand Two Hundred Sixty Two Rupees and Twenty Eight Paise only) due to the Secured Creditor from Burnpur Cement Limited (in its capacity as the principal borrower), Mr. Ashok Gutgutia (in his capacity as the personal guarantor), and Mr. Manoj Kumar Agarwal (in his capacity as the personal guarantor) (collectively "**Obligors**"), as on May 31, 2023 along with all further accrued interest, costs, charges, and expenses.

The reserve price will be INR 29,00,000 (Indian Rupees Twenty Nine Lakhs only) and the earnest money deposit will be INR 5,00,000 (Indian Rupees Five Lakhs only).

The detailed terms and conditions of the sale are accessible on the website of the Secured Creditor at www.uvarcl.com.

It is clarified that nothing herein should be construed to restrict the ability of the Obligors to redeem the security interest over the Scheduled Properties at any time up to November 20, 2023.


Authorized Officer
UV Asset Reconstruction Company Limited



Date: 16th October, 2023
Place: Patratu, Jharkhand



SCHEDULE

DESCRIPTION OF THE SCHEDULED PROPERTIES

All movable assets of the Borrower at the Patratu unit of the Borrower, which are more particularly set out in the detailed terms and conditions of sale accessible from the website of the Secured Creditor at www.uvarcl.com



