

9th January, 2026

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. Vedica 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
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 Pasari,
 - (i) 1658, Nashkar Hat, Kasba,
Kolkata – 700 039
 - (ii) 62A, Hazra Road,
Kolkata – 700 019
 - (iii) Tripura Enclave,
59 A, Ballygunge Circular Road,
Lane of Cosmopolitan Club,
Ballygunge, Kolkata – 700 019
14. McLeod Russel India Limited
4, Mangoe Lane,
Surender Mohan Ghosh Sarani,
Kolkata - 700001

Subject: Second Sale Notice under Rules 8(6) read with Rule 9(1) (including the proviso) of the Security Interest (Enforcement) Rules, 2002 read with Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

Reference: Loan Account No. 70000179 (“Loan Account”) for an amount of INR 150,00,00,000/ (Rupees One Hundred and Fifty Crores Only), in respect of which a sum of Rs. 152,77,67,739 /- (Rupees One Hundred Fifty Two Crores Seventy Seven Lakhs Sixty Seven Thousand Seven Hundred and Thirty Nine Only) is outstanding as on December 31, 2025 from the



aforesaid notices with respect to the above loan account from erstwhile ABFL.

Dear Sir/Madam,

The present notice for sale of the secured asset, as more particularly described in the Schedule appended hereto ("**Secured Asset**"), is being issued by the undersigned authorised officer, Mr. C. Suresh ("**Authorised Officer**") of Vistra ITCL (India) Limited (hereinafter referred as "**Vistra**" or "**Secured Creditor**"), acting in its capacity as a security trustee on behalf of Aditya Birla Finance Limited (hereinafter referred to as "**Erstwhile ABFL**"). Please note that the National Company Law Tribunal, Ahmedabad ("**NCLT**") vide order dated 24.03.2025 sanctioned the scheme of amalgamation of Aditya Birla Finance Limited ("**ABFL**") with Aditya Birla Capital Limited ("**ABCL**"), the holding company of ABFL. Pursuant to the aforementioned order of the NCLT, effective from 01.04.2025, ABFL has merged with ABCL, and all rights and obligations of ABFL shall be deemed to have merged into ABCL.

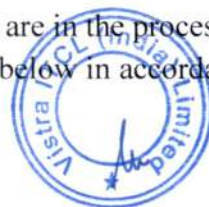
Kindly note that prior to the issuance of the present notice, Vistra had issued the sale notice dated September 6, 2023 ("**First Sale Notice**") under the Security Interest (Enforcement Rules) 2002 read with Section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI Act, 2002**"). Publication was also carried out on September 11, 2023. Pursuant to the First Sale Notice and the publications, the public auction through e-auction was held on October 19, 2023. However, there were no bids received for the Secured Asset from the e-auction held on October 19, 2023.

Accordingly, the present notice is being issued under rule 8(6) read with rule 9(1) (including its proviso) of the Security Interest (Enforcement) Rules, 2002 read with Section 13 of the SARFAESI Act, 2002 (as amended up to date).

In this regard, please note that despite service of demand notice dated April 29, 2021 issued under Section 13(2) of the SARFAESI Act, 2002, the addressees of the said demand notice failed to make the payment of entire demanded amount of Rs. 107,77,96,226.95 (Rupees One Hundred and Seven Crores, Seventy-Seven Lakhs Ninety-Six Thousand, Two Hundred and Twenty-Six and paise Ninety Five only), within 60 (sixty) days of the said notice and as such the Authorized Officer of Vistra on behalf of ABFL took physical possession of said Secured Asset on July 26, 2021 in due compliance of provisions of SARFAESI Act, 2002 and rules framed thereunder.

Please note that after adjustment of payments received from one or more of the addressees and/or amounts realised since April 29, 2021 and addition of the interest and charges accrued since April 29, 2021, a sum of Rs. 152,77,67,739 (Rupees One Hundred Fifty Two Crores Seventy Seven Lakhs Sixty Seven Thousand Seven Hundred and Thirty Nine Only) is still outstanding in respect of the Loan Account as on December 31, 2025.

In view of the aforesaid, it is being brought to your kind attention that we are in the process of realizing our security interest by way of sale of secured asset(s) detailed below in accordance



with provisions of SARFAESI Act, 2002 and Security Interest (Enforcement) Rules, 2002 framed thereunder.

Thus, the present 15 days' notice is being issued to you under rule 8(6) read with rule 9(1) (including its proviso) of the Security Interest (Enforcement) Rules, 2002, intimating all of you regarding the enforcement of security interest against the said Secured Asset(s) to realise the outstanding debt.

Further, the Authorized Officer has obtained valuation of the Secured Asset from an approved valuer and in consultation with the Secured Creditor has fixed the reserve price of the Secured Asset at Rs. 90,00,00,000/- (Rupees Ninety Crore Only).

Thus, the Authorised Officer in consultation with the Secured Creditor has decided that the Secured Asset shall be put up for sale again by way of holding a public auction through e-auction mode on <https://sarfaesi.auctiontiger.net>.

That this notice for sale, is in compliance of rule 8(6) read with rule 9(1) (including its proviso) of the Security Interest (Enforcement) Rules, 2002 and you all are hereby informed and notified that the said Secured Asset shall be put to sale again, in whole, by holding public auction through e-auction mode on "As is where is", "As is what is", and "Whatever there is" and "Without recourse" basis on February 12, 2026 at the web portal <https://sarfaesi.auctiontiger.net> from 11:00 AM till 4:00 PM with unlimited extensions of 5 minutes each upto conclusion of the e auction proceedings.

The date of inspection of the Secured Asset(s) has been fixed from 27th January 2026 till 5th February 2026 between 10:00 AM till 5:00 PM. The reserve price of the Secured Asset shall be Rs. 90,00,00,000/- (Rupees Ninety Crores Only) and the earnest money deposit ("EMD") shall be 10% of the reserve price or initial bid offered by the bidder, whichever is higher.

Further, a copy of the proposed public notice for due publication in terms of rule 9(1) of the Security Interest (Enforcement) Rules, 2002 for sale containing description of the secured asset being immovable property, the dues of the Secured Creditor, reserve price, EMD, date and time fixed for inspection, last date for submission of bids with EMD, date of sale, place and time etc. is enclosed herewith for your information and marked as **Annexure-A**.

Please note that once the notice is published in the newspapers and is affixed on the conspicuous part of the Secured Asset(s), the undersigned will be at liberty to proceed with the e-auction sale of the immovable secured asset in the manner as stated herein above. The money which may be realised from the auction shall be appropriated and dealt with in accordance with the applicable statutory and contractual provisions.

In the event of non-happening of sale on the date and time mentioned above, Secured Creditor reserves its right for effecting sale on the above properties/assets as per the Security Interest (Enforcement) Rules, 2002.



VISTRA

C Suresh
(Authorized Officer)
Vistra ITCL (India) Limited

For Vistra ITCL (India) Limited

Authorised Signatory



SCHEDULE

Description of the mortgaged property/Secured Asset

All that piece and parcel of land admeasuring of about 157.73 acres of land situated at villages Shahjahanpur and Sansedi, Police Station Shahjahanpur, Tehsil – Behror, District Alwar, Neemrana, Rajasthan as under:

Situated in	Khasra Nos.
Property being land measuring about 32 acres situated in Shahjahanpur Village (2 nd Phase), Tehsil Behror, District Alwar, Rajasthan	Khasra No. 2 (0.09 acres), Khasra No. 7 to 26 (13.21 acres), Khasra Nos. 30 to 44 (11.34 acres), Khasra Nos. 54 to 55 (7.36 acres)
Property being land measuring about 91.81 acres situated in Shahjahanpur Village (1 st Phase), Tehsil Behror, District Alwar, Rajasthan	Khasra No. 108 to 109 (1.73 acres), Khasra No. 149 to 150 (1.61 acres), Khasra Nos. 152 to 184, 202 to 210 (35.95 acres), Khasra Nos. 214 to 230 (8.17 acres), Khasra Nos. 233 to 234 (0.82 acres), Khasra No. 237 to 258, 261 to 282, 286 to 299 (32.54 acres), Khasra No. 302 to 307, 310, 311 (5.15 acres), Khasra Nos. 333VK (1.41 acres), Khasra Nos 337 to 338 (1.51 acres), Khasra No. 302/2546 (0.09 acre), Khasra No. 59/2523 – 1.26 acres, Khasra No. 90/2524 – 0.56 acres, Khasra No. 91/2525 – 0.74 acres and Khasra No. 92/2526 – 0.28 acres.
Property being land measuring about 33.93 acres situated in Sansedi Village (2 nd Phase), Tehsil Behror, District Alwar, Rajasthan	Khasra No. 932 to 934 (0.49 acres), Khasra No. 938 (0.06 acre), Khasra No. 940 – 0.21 acres, Khasra No. 942 – 0.44 acres, Khasra Nos. 946 to 947 – 0.86 acres, Khasra No. 952 – 0.40 acres, Khasra No. 963 to 965 – 0.96 acres, Khasra No. 967 to 976 – 5.17 acres, Khasra No. 978 to 982 – 1.14 acres, Khasra No. 984 to 985 – 0.33 acres, Khasra No. 988 to 994 – 1.49 acres, Khasra No. 996 – 0.03 acres, Khasra No. 998 to 1001 – 0.49 acres, Khasra No. 1011 to 1012 – 2.24 acres, Khasra No. 1014 to 1017 – 1.71 acres, Khasra No. 1019 – 0.19 acres, Khasra No. 1023 to 1026 – 1.37 acres, Khasra No. 1029 to 1034 – 1.43 acres, Khasra No. 1037 to 1039 – 0.81 acres, Khasra No. 1041 to 1042 – 0.59 acres, Khasra No. 1045 to 1046 – 0.55 acres, Khasra No. 1048 to 1070 – 4.70 acres, Khasra No. 1072 to 1075 (1.48 acres),



	Khasra No. 1077 to 1079 – 1.07 acres, Khasra No. 1081 to 1089 – 3.80 acres, Khasra No. 1091 to 1096 – 1.92 acres.
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Out of the total lands mentioned above, lands admeasuring 152.205 acres situated in Neemrana, District-Alwar, Rajasthan, India have been mutated in the name of Vedica Sanjeevani Projects Private Limited and Christopher Estates Private Limited, and the title deeds have been submitted to Vistra ITCL (India) Limited for creation of the mortgage. The Property is adjoining the Delhi- Jaipur Highway and is before the main Shahjahanpur Toll gate – when going from Delhi to Jaipur.

Date: 9th January, 2026
Place: New Delhi

For Vistra ITCL (India) Limited

Authorised Signatory

C. Suresh,

AUTHORISED OFFICER

Registered Office
Vistra ITCL (India) Limited
The Qube, 2nd Floor,
A wing, Hasan Pada Road,
Mittal Industrial Estate,
Marol, Andheri (E),
Mumbai - 400059

Annexure-A

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTY/SECURED ASSET

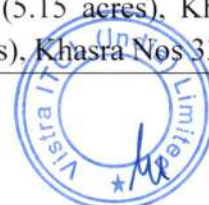
Vistra ITCL (India) Limited, Registered Office Address: The Qube, 2nd Floor, A wing, Hasan Pada Road, Mittal Industrial Estate, Marol, Andheri (E), Mumbai – 400059.

E-auction sale notice for sale of immovable assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with rule 8(6) and rule 9(1) (including its proviso) of the Security Interest (Enforcement) Rules, 2002 is hereby given to the public in general and in particular to the noticee/Obligors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the authorised officer of Vistra ITCL (India) Limited (Security Trustee) (“**Authorised Officer**”) in terms of SARFAESI Act, 2002 and rules thereon, will be sold on “*As is where is*”, “*As is what is*” “*Whatever there is*” and “*Without recourse*” basis on February 12, 2026 , for recovery of aggregate amount mentioned in the Sale notice being Rs. 152,77,67,739 /- (Rupees One Hundred Fifty Two Crores Seventy Seven Lakhs Sixty Seven Thousand Seven Hundred and Thirty Nine Only) due as on December 31, 2025 along with further interest thereon with all costs, charges and expenses from **Williamson Financial Services Limited, Mr. Aditya Khaitan, Woodside Parks Limited, 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 Pasari, McLeod Russel India Limited and Williamson Magor and Company Limited** (“**Obligors**”). The reserve price will be Rs. 90,00,00,000/- (Rupees Ninety Crores Only) and the earnest money deposit shall be 10% of reserve price.

Description of the Property

All that piece and parcel of land admeasuring of about 157.73 acres of land situated at villages Shahjahanpur and Sansedi, Police Station Shahjahanpur, Tehsil – Behror, District Alwar, Neemrana, Rajasthan as under:

Situated in	Khasra Nos.
Property being land measuring about 32 acres situated in Shahjahanpur Village (2 nd Phase), Tehsil Behror, District Alwar, Rajasthan	Khasra No. 2 (0.09 acres), Khasra No. 7 to 26 (13.21 acres), Khasra Nos. 30 to 44 (11.34 acres), Khasra Nos. 54 to 55 (7.36 acres)
Property being land measuring about 91.81 acres situated in Shahjahanpur Village (1 st Phase), Tehsil Behror, District Alwar, Rajasthan	Khasra No. 108 to 109 (1.73 acres), Khasra No. 149 to 150 (1.61 acres), Khasra Nos. 152 to 184, 202 to 210 (35.95 acres), Khasra Nos. 214 to 230 (8.17 acres), Khasra Nos. 233 to 234 (0.82 acres), Khasra No. 237 to 258, 261 to 282, 286 to 299 (32.54 acres), Khasra No. 302 to 307, 310, 311 (5.15 acres), Khasra Nos. 333VK (1.41 acres), Khasra Nos 337 to



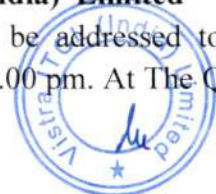
	338 (1.51 acres), Khasra No. 302/2546 (0.09 acre), Khasra No. 59/2523 – 1.26 acres, Khasra No. 90/2524 – 0.56 acres, Khasra No. 91/2525 – 0.74 acres and Khasra No. 92/2526 – 0.28 acres.
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Out of the total lands mentioned above, lands admeasuring 152.205 acres situated in Neemrana, District-Alwar, Rajasthan, India have been mutated in the name of Vedica Sanjeevani Projects Private Limited and Christopher Estates Private Limited, title deeds where have been submitted to Vistra ITCL (India) Limited for creation of the mortgage.

The Property is adjoining the Delhi- Jaipur Highway and is before the main Shahjahanpur Toll gate – when going from Delhi to Jaipur.

Owner of property: **Vedica Sanjeevani Projects Private Limited** and **Christopher Estates Private Limited**

Vistra ITCL (India) Limited (Security Trustee) invites sealed initial bids from the public for purchase of above mentioned property on “*As is where is*”, *As is what is*” “*Whatever there is*” and “*Without recourse*” basis, accompanying with 10% earnest money in the form of D.D./Banker’s cheque/RTGS payable in favour of **Vistra ITCL (India) Limited – C/o Trustee A/c** as given below along with other KYC documents to be addressed to the undersigned Authorised Officer on or before February 9, 2026 within 5.00 pm. At The Qube,



2nd Floor, A wing, Hasan Pada Road, Mittal Industrial Estate, Marol, Andheri (E), Mumbai – 400059.

Name of the Beneficiary : Vistra ITCL (India) Limited – C/o Trustee A/c
Bank Name : HDFC Bank Limited
Branch name : Fort, Mumbai
Account Number : 00600350068657
IFSC Code : HDFC0000060

The Authorised Officer reserves the right to accept/cancel any/all bids without assigning any reason whatsoever.

The date of inspection has been fixed from January 27, 2026 till February 5, 2026 between 10:00 AM till 5:00 PM subject to prior intimation by contacting the Authorised Officer, C. Suresh Mobile No. 9810786343.

Bids received late/without earnest money deposit/ below reserve price, incomplete, conditional for any reason whatsoever will not be entertained.

Once the initial bid is found to be in order, the bidder shall be allowed to participate in the e-auction.

Upon conclusion of e-auction the highest bidder will be declared.

The Highest Bidder shall be required to deposit immediately 25% of the sale price adjusting the amount of EMD already deposited within the same day or not later than the next working day and balance 75% within fifteen (15) days thereafter or any extended time mutually agreed in writing between the secured creditor and highest/successful bidder, but not exceeding ninety (90) days from the date of auction, failing which the amount(s) so deposited shall stand forfeited and already paid/deposited by the highest bidder/purchaser.

In default of payment, the property shall be resold, and the defaulting purchaser shall have no claim whatsoever over the amount(s) forfeited or over the secured asset(s).

The secured asset(s) have *pari passu* charge with secured debenture holders for original principal amount of Rs 249.5 crores along with accrued interest and other expenses/charges.

Details of any litigation, known to Secured Creditor with respect to the property: –

- i. Title Suit No. 06/2023 pending before the Ld. Judge, Commercial Court at Alipore, Kolkata situated in the state of West Bengal.
- ii. FMAT No.488 of 2023 titled as Vedita Sanjeevani Projects Private Limited & Anr. vs Williamson Magor & Company Limited & Ors. pending before the Calcutta High Court





Details of mentioned above, may be obtained from the Secured Creditor as available with the Secured Creditor at the time of inspection by the intending bidders.

Sale is subject to confirmation by the Secured Creditor upon the payment of 25% of the bid amount by the highest bidder and sale certificate will be issued in the name of the highest bidder only, after receipt 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 secured asset 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 bids without assigning any reason whatsoever.

In the event of non-happening of sale on the date and time mentioned above, Secured Creditor reserves its right for effecting sale on the above properties/assets by private treaty, as per Security Interest (Enforcement) Rules, 2002.

The terms and conditions of the auction , will also be uploaded on the website of Vistra ITCL (India) Limited i.e., <https://www.vistraitcl.com> or <https://sarfaesi.auctiontiger.net>.

For Vistra ITCL (India) Limited


Authorised Signatory

C.Suresh
AUTHORISED OFFICER
Vistra ITCL (India) Limited

Date: January __ 2026
Place: New Delhi