



AARVI ENCON LIMITED
CIN: L28290MH1987PLC046499
Regd. Office: 603, 81 Wing, Marathon Innova,
Marathon Nextgen Complex, Lower Parel (W)
Mumbai - 400 013. Phone Nos.: +91-22-4049 9999
Email Id: info@aarviencon.com Website: www.aarviencon.com

NOTICE OF 38th ANNUAL GENERAL MEETING OF THE COMPANY
In continuation to our newspaper advertisement dated July 21, 2026, **NOTICE** is hereby given that the **38th Annual General Meeting (AGM)** of the members of Aarvi Encon Limited (the "Company") will be held through Video Conferencing ("VC") / Other Audio-Visual Means ("OAVM") on Friday, August 14, 2026 at 11.00 A.M. IST, in compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder and the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Circulars dated April 08, 2020, April 13, 2020, May 05, 2020, January 13, 2021, December 14, 2021 and May 05, 2022 and September 19, 2024 as issued from time to time and other applicable circulars issued by the Ministry of Corporate Affairs ("MCA") and (collectively referred to as "relevant circulars") and the SEBI Circulars ("SEBI Circulars") as amended and issued by the Securities and Exchange Board of India ("SEBI") the latest Circular being Circular No. SEBI/HO/CFD/CFD-POD-2/CI/R/2024/133 dated October 03, 2024 to transact the businesses as set forth in the Notice calling the AGM.
In compliance with the relevant circulars, the Notice of the **38th AGM** of the Company and the Standalone and Consolidated financial statements for the financial year 2025-26, along with Board's Report, Auditors' Report and other documents as required to be attached thereto, have been dispatched on July 22, 2026 only through electronic mode to all the Members of the Company whose email addresses are registered with the Company / Depository Participant(s) / Registrar & Share Transfer Agents viz. The Notice along with the aforesaid documents are also available on the Company's website at: www.aarviencon.com and the website of National Securities Depository Limited (NSDL) i.e. <https://www.evoting.nsdl.com> and on the website of the Stock Exchange i.e. National Stock Exchange of India Limited at www.nseindia.com
In terms of Section 108 of the Companies Act, 2013 read with Rule 20 of Companies (Management and Administration) Rules, 2014 and relevant provisions of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations, 2015 the Company is pleased to provide its members with the remote e-voting facility to cast their vote electronically on the resolutions mentioned in AGM notice using the electronic voting platform provided by National Securities Depository Limited (NSDL). The facility of electronic voting shall also be made available during the meeting on the day of the AGM for those members who have not casted their vote by remote e-voting. The Board has appointed M/s. Amita Nautiyal & Associates, Proprietor of ADCN & Company, Practising Company Secretaries, as Scrutinizer for conducting the voting process in a fair and transparent manner. The members may note the following:

- Members holding shares either in physical form or dematerialized form, as on **Cut-off Date i.e. Friday, August 7, 2026** may cast their vote electronically or as on **Record Date i.e. Friday, August 7, 2026** shall be eligible for the Dividend subject to the approval of the shareholders in AGM.
- The remote e-voting period commences from **Tuesday, August 11, 2026 at 09:00 A.M. (IST)** and ends on **Thursday, August 13, 2026 at 05:00 P.M. (IST)**. The remote e-voting module shall be disabled thereafter by NSDL. The remote e-voting shall not be allowed beyond the said date and time.
- Any person, who acquires shares and becomes a member of the Company after sending the Notice and holding shares as on the cut-off date i.e. August 7, 2026 may obtain the login ID and password by sending an email to cs@aarviencon.com by mentioning his/her folio number/DP ID and client ID number. However, if you are already registered with NSDL for e-voting, then you can use your existing user ID and password for casting your vote.
- The facility of voting through electronic voting system shall also be made available at the AGM and the members participating in AGM through VC/OAVM, who have not cast their vote by remote e-voting shall be available to exercise their right in the meeting.
- The members who have already cast their vote by remote e-voting prior to the AGM may also attend the AGM through VC/OAVM, but shall not be entitled to cast their vote again in the meeting.
- Any person whose name is recorded in the register of members or in the register of beneficial owner maintained by the depository as on the cut-off date, only shall be entitled to avail the facility of remote e-voting or voting at the meeting.
- The Company requests all the shareholders who have not yet registered their email addresses or have not updated their email addresses with the Depository to register the same within 3 days of service of this public advertisement.
The process of registration of email address is provided below:
 - The shareholders who have not registered their email addresses can get the same registered by furnishing the details to their depository participant, in case the shares are held in demat form.
 - The Company has engaged the services of National Depository Services Limited to extend the e-voting facility to all the shareholders to cast their votes in electronic way on all resolutions set forth in the Notice of the **38th AGM**. The instructions for casting the votes through remote e-voting for shareholders holding shares in demat and who have not registered their email IDs, shall form part of the Notice of the AGM and the details shall also be hosted at the website of the Company at www.aarviencon.com and also shall be available on the website of <https://www.evoting.nsdl.com>.
- Members are requested to update their Electronic Bank Mandate with their respective OPs for receiving the dividends directly in their bank accounts through Electronic Clearing Service.
- Members, who need assistance before or during the AGM, may send request at evoting@nsdl.co.in or call at 022 4886 7000 and 022 24997000 or may send an email Ms. Venua Suvarna on venuas@nsdl.co.in.
- For any query/clarification or assistance required with respect to Annual Report 2025-26 or Annual General Meeting, the Members may write to cs@aarviencon.com

By Order of the Board
For Aarvi Encon Limited
Sd/-
Laela S. Bisht
Company Secretary

Date : July 23, 2026
Place : Mumbai



JAY SHREE TEA & INDUSTRIES LIMITED
Registered & Head Office : "Industry House"
10, Camac Street, Kolkata 700 017
CIN : L15481WB1945PLC012771, Website : www.jayshreetea.com,
Email : shares@jayshreetea.com, Phone : 033-22827531-4

NOTICE
Notice is hereby given pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014, and Regulation 44 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 the Eightieth Annual General Meeting (AGM) of the members of the Company will be held on Thursday, the 13th August, 2026 at 03.30 P.M. through Video Conferencing ("VC") or Other Audio Visual Means ("OAVC") to transact the businesses as set out in the Notice of AGM, in compliance with all the applicable provisions of the Companies Act, 2013 and the Rules made thereunder and the Securities and Exchange Board of India ("SEBI") (Listing Obligations and Disclosure Requirements) Regulations 2015, read with General Circular No. 09/2024 dated September 19, 2024 along with other relevant General Circulars issued by the Ministry of Corporate Affairs ("MCA") and circulars issued by SEBI No. SEBI/HO/CFD/CFD-POD-2/CI/R/2024/133 dated October 3, 2024 and other applicable circulars issued in this regard.
In accordance with the said circulars, the Notice convening the AGM along with the Annual Report for the financial year 2025-26 has been sent only through e-mails on Wednesday, 22nd July, 2026 to those shareholders whose e-mail addresses are registered with the Company or with the Registrar and Share Transfer Agent i.e. Maheshwari Datamatics Pvt Ltd or the Depository Participants and holding equity shares of the Company as on 17th July, 2026. Notice of AGM and Annual Report is available on the website of the Company at <https://jayshreetea.in/wp-content/uploads/2026/07/Annual-Report-2025-26.pdf> and Notice of the AGM is also available on the website of Central Depository Services (India) Limited ("CDSL") at www.cdsindia.com.
Further, in accordance with Regulation 36(1)(b) of the Listing Regulations, letter containing the web-link for accessing the Annual Report of financial year 2025-26 will be sent to the Members whose e-mail ids are not registered with the Company/RTA/DPs.
E-voting Information:
The instructions for joining the AGM are provided in the Notice of the AGM and attendance of the Shareholders attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act.
Shareholders are hereby informed that:-

- Pursuant to Section 108 of the Act read with relevant Rules thereunder and Regulation 44 of the Listing regulations, the Company is pleased to provide its Members facility to exercise their right to vote at the 80th Annual General Meeting of the Company and the business may be transacted through remote e-voting services provided by the CDSL. Remote e-voting is optional. The facility of e-voting shall also be made available at the AGM. Members attending the AGM and who have not already cast their vote by remote e-voting shall be able to exercise their right to cast vote at the AGM. The facility of remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.
- Members holding shares either in physical form or dematerialized form, as on the cut-off date i.e. Thursday, 6th August, 2026, may cast their vote electronically on all the business as set out in the Notice of AGM through electronic voting system of Central Depository Services (India) Limited ("CDSL") from a place other than venue of AGM (remote e-voting).
- The remote e-voting facility shall commence on August 10, 2026 from 9.00 a.m (IST) and ends on August 12, 2026 at 5.00 p.m (IST). The remote e-voting shall not be allowed beyond the said date and time.
- Any person who becomes member of the Company after dispatch of the Notice of the meeting and holding shares as of the cut-off date i.e. Thursday, 6th August, 2026 may obtain the User ID and password by writing to the registrar and transfer agent of the Company at its email id viz. contact@mdplcorporate.com
- The members who have cast their vote by remote e-voting may attend the Annual General Meeting but shall not be entitled to cast their vote again thereat
- Mr. A K Lebb, Practising Company Secretary (FCS-4848/ CP-3238) of M/s A K Lebb & Co., Company Secretaries, Kolkata has been appointed as the Scrutinizer for conducting the e-voting process in a fair and transparent manner.
- For any grievances regarding e-voting, the members may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.com, under help section or write an email to helpdesk.evoting@cdsindia.com or contact at Toll Free No. 18002109911

Closure of Register of Members :
Pursuant to section 91 of the Companies Act, 2013 the Share Transfer Register will remain closed from 7th August, 2026 to 13th August, 2026 (both days inclusive) for AGM. The record date for Annual General Meeting is Thursday, 6th August, 2026.
Update of KYC Details
Pursuant to SEBI Circulars, it is mandatory for the Members holding shares in physical form to, inter-alia, furnish PAN, KYC details etc. Members holding shares in physical mode who have not registered the said details, would be eligible for lodging grievance or service request only after registering the said details. Further, any payments including dividend in respect of all physical folios in which PAN and KYC details (including contact details, bank details and specimen signature etc.) are not updated, shall only be made electronically upon registering the required details.
Accordingly, all such Members holding shares in physical mode are hereby requested to immediately submit the pending details in duly executed Form ISR-1 to the Company. Members holding shares in dematerialized form are requested to register/ update their e-mail addresses with their respective DPs.

By Order of the Board
For Jay Shree Tea & Industries Ltd.
R. K. Ganeriwala
(President, CFO & Company Secretary)

Place : Kolkata
Dated : 22.07.2026



बैंक ऑफ़ इंडिया
Bank of India BOI
Relationship beyond Banking

BANK OF INDIA
ASSET RECOVERY DEPARTMENT
BARASAT ZONAL OFFICE
2nd Floor, DD-2, Salt Lake, Sector 1, Bidhan Nagar, Kolkata - 700064

E-AUCTION
TO BE HELD ON
25.08.2026

PUBLIC NOTICE FOR SALE OF IMMOVABLE PROPERTIES MORTGAGED TO THE BANK
Whereas, the Authorized Officer of Bank of India under the Securitization & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (54 of 2002) & in exercise of powers conferred under Section 13(12) read with rules 6 & 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice, to borrowers and Authorized Officer has taken possession of the properties described herein below. Offers are invited by the Authorized Officer under sub-rule 5 & 8 of rule 8 of the said Act by holding e-auction on the date, place and time mentioned. Public at large and borrowers and guarantors in general are being informed hereby that E-auction under SARFAESI Act in respect of under noted properties will be conducted for sale on the terms & conditions presented in the Security Interest (Enforcement) Rules 2002 and to the following conditions for realization of the Debts due to the Bank:

Name & Address of Borrowers / Guarantors with Branch Name	DESCRIPTION OF THE PROPERTY	Secured debt / Amount due (In Rs.)	Date of Demand Notice & Date of Possession	Reserve Price (In Rs.) & Earnest Money Deposit (EMD, In Rs.)
BRANCH: BETUADAHARI Borrower: SANJU MAJUMDER & ANIMA MAJUMDER S/o SWAPAN KUMAR MAJUMDER, Add: Al- Betuadahari Uterpara, P.O.- Betuadahari, PS- Nakashpara, Dist- Nadia, WB- 741126	Egm Of Tide Deeds No. I-1602/1988 Pertaining To Residential Building Situated At Jil No-49, Jagadnagar Mouza, Khatian No. Lr, 26/1, Plot No. R.S. & LR- 493 Under Betuadahari Gram Panchayat, P.O.- Betuadahari, P.S.- Nakashpara, Dist- Nadia/WB-741126, Area 3.0 Decimal.	Rs.14,93,916.33/- as on 29.12.2024 with further interest and charges thereon.	14/01/2025 & 23/04/2025 (Symbolic Possession)	Rs.10,00,000/- & Rs.1,00,000/-
BRANCH: KAMARHATTY Borrower: BIJAY SINHA Add: 116 A By 1 Ahirkola Street, Hatikola	All that part & parcel of the property consisting of EGM of residential flat being Flat No-1D' on 1st floor super built up area 720 sq ft south western facing of the G-3 stoned building situated and lying at Holding number 758, Premises No-21/0 Joggendra Basak Road, P.O & P.S- Baranagar, Kolkata-700036 under Mouza-Baranagar, J.L. No-5/RS No-6, Touzi No-106/2683 under Khatian no-352 Hal Khatian No-352/5 LR Khatian No-116/8, 116/70 Dag No-6028/10707 LR Dag No-8941/21/0 Joggendra Basak Road under ward no-25 of Baranagar Municipality, Dist-north 24 Parganas (Title Deed No-I-1506-035/14/2022 of 2022).	Rs.17,49,812.19/- as on 28.10.2024 with further interest and charges thereon.	06/11/2024 & 07/01/2025 (Symbolic Possession)	Rs.19,50,000/- & Rs.1,95,000/-
BRANCH: KAMARHATTY Borrower: RAJA DEY Add: Rajeswari Apartment/ 161 P N Chatterjee Road, Amarabali, P.O Sodepur, P.S Khardah,	All that parts and parcel of the property consisting of EGM of one residential flat, flat no-8 on 4th floor, North Western Facing of the building known as "Rajeswari Apartment" situated under Mouza-Sodepur, J.L. No-08/RS No-45, Touzi No-178 composed and contained in RS Dag No-364 under RS Khatian No-352, Holding No-161, P.N Chatterjee Road, Kolkata-700110, P.O-Sodepur, P.S-Khardah, Ward No-17 under panthail Municipality in North 24 parganas, West Bengal (Title Deed No-I-1524-0122/1020 of 2020).	Rs.17,07,237.91/- as on 28.10.2024 with further interest and charges thereon.	06/11/2024 & 07/01/2025 (Symbolic Possession)	Rs.19,00,000/- & Rs.1,80,000/-
BRANCH: BARRACKPORE Borrower: Mrs. DIPTI DEY & SAMIR DEY Add: Rabindra Road Barasat 1 West Bengal	EGM of Residential Flat Being Flat No. A on 1st Floor measuring 880 725 Sq. Ft. at SW Side of G+H building situated at Mouza-Napara, Re Su No. 137, J.L. No. 83, Touzi No. 146, RS Dag No. 226, RS Khatian No. 68, LR Dag No. 226, LR Khatian No. 3877, Holding No. 3724, Napara Khat gila at Ward No.11 under Barasat Municipality, P.S-Barasat ADSRO Kadambaguchi, Kolkata-700125 in 10/3, The name of Mrs. Dipti Dey & Mr. Samir Dey Being Deed No. I-1502/0323/023, Block No. I, CD Volume No. 1502-2023, Pages from 248239 to 248276 for the year 2023, DSR-II, Barasat, North 24 Parganas. The flat is Bounded by: On the North: Star & Lili; On the South: Open to Sky; On the East: Flat No. 3; On the West: Open to Sky. The Building butted and Bounded by: On the North: By His Narayan Ch Daim; On the South: By 20' Wide Municipal Road; On the East: By Land of Gopal Ch Ghosh; On the West: By 6 ft Wide Passage.	Rs.18,28,695.80/- as on 07.02.2026 with further interest and charges thereon.	11/03/2026 & 20/05/2026 (Symbolic Possession)	Rs.19,00,000/- & Rs.4,50,000/-
BRANCH: BARRACKPORE Borrower: Mr Chandrasekhar Nath & Mr Kiran Nath Add: K N C Road, Sreekanan Barasat-700124	EGM of Residential flat measuring an area Super Built Up Area: 890.80 Sq. Ft., being No. 3A on the 3rd floor of a (G+H) residential building namely "RAMKRISHNA ABASAN" situated at Holding No. 1147, Pratapadiya Road, Under Ward No. 6 Mouza, Paschim Jangpur PS, Dist. No. 1621 Corresponding to LR Dag No. 2255, Under RS Dag No. 2255, Under RS Khatian No. 729, Corresponding to LR Dag No. 2255, Under RS Khatian No. 729, Corresponding LR Khatian No. 616, J.L. No. 25/RE su No. 202, Touzi no, PQ Nabapally, PS Barasat, ADSRO Kadambaguchi, Dist-North 24 Parganas. Pin-700126 146 Being Deed no. Deed No. I-1525-13692/2021 Dated 03-11-2021. The flat is Bounded by: On the North: Stair & Lobby; On the South: Open to Sky; On the East: Open to Sky; On the West: Flat No. 38. The Property is Bounded by: On the North: Property of Vendor; On the South: 18ft wide Pratapadiya Road & Drain; On the East: 12ft wide Road; On the West: Property of Gopal De Sarkar	Rs.32,29,057.60/- as on 06.04.2026 with further interest and charges thereon.	10/04/2026 & 17/05/2026 (Symbolic Possession)	Rs.18,25,000/- & Rs.1,82,500/-
BRANCH: BARRACKPORE Borrower: Mr Samrat Acharye & Mrs Suparna Dutta Add: 580/C Anandamati Ichapur West Bengal-743144	EGM of Residential flat measuring an area Super Built Up Area: 1150.03 Sq. Ft., being No. C3 on the 3rd floor of a (G+H) residential building namely "USHA APARTMENT" situated at Holding No. 144, 3 Dosh Badhu Nagar, Mouza Sukinchar, RS Dag No. 3791/5434, Under Khatian No. 339 and EP No. 10, J.L. No-9, Touzi No. 156, Under Ward No. 14, Panthail Municipality, PO Sukinchar, PS Khardah, ADSRO Sodepur, Dist-North 24 Parganas, Pin-700115, Being Deed No. I-1524-08464/2022 Dated 16-09-2022. The flat is Bounded by: On the North: Open to Air; On the South: Open to Air; On the East: Open to Air; On the West: by Others Flat, Lobby & Stair. The Property is Bounded by: On the North: House of Sri Kumud Nandy; On the South: 16ft wide colony Road; On the East: 16 feet Deep Bandhu Nagar Road; On the West: House of Smt. Sanilata Dey.	Rs.33,05,440/- as on 20.04.2026 with further interest and charges thereon.	25/04/2026 & 29/08/2026 (Symbolic Possession)	Rs.27,00,000/- & Rs.2,70,000/-
BRANCH: TATLA Borrower: SAHADEB PAUL Guarantor: RINAPPAUL GHOSH Add: 30 Nermal Chand Paul, VII-Ghatigachha, P.O. Baldiyapur Ranaghat, WB 741256	All that part and parcel of the property consisting of Land & Building situated at MOUZA : GHATIGACHA, J.L. No. 164, LR, KH. NO. 4221/L.R. DAG NO. 421 421/807, VILLAGE : GHATIGACHA, P.O.- BALDIYAPUR, P.S. RANAGHAT, DIST.- NADIA-741247. It is under Baidyapur II No G.P. P.S. - RANAGHAT, PIN-741256. The property is butted and bounded by: On the North by property of DILIP PAL & BASUDEB PAL. On the South by: BY ROAD, On the East by: BY PROPERTY OF GANESH GHOSH. On the West by: BY PROPERTY OF BISWANATH GHOSH.	Rs.9,28,322.41/- as on 28.06.2025 with further interest and charges thereon.	08/05/2025 & 29/01/2026 (Symbolic Possession)	Rs.26,00,000/- & Rs.2,60,000/-
BRANCH: NAGER BAZAR Borrower: ANUPUTTHASINI Add: 18A Lakshminagar Colony, Block-E	EGM of residential flat No- 3 (South+West side), 3rd floor, Block B, City Tower, Das Para (Nagpara), P.O. Hattara, PS-New Town (Previously Rajbari), Ward No 12 (New), Bidhannagar Municipal Corporation, Holding No. RGM-212/AS/1299 RGM-213/73, 216/1268/69, AS/430, AS/217/M & 215/1068 in Ward No 9 of Rajbari, Gopalpur Municipality now in ward no 12, Bidhannagar Municipal Corporation), Super built up area 949 sq ft more or less along with one cemented flooring covered car parking space on ground floor, Block B of same building measuring 100sq ft more or less as per tiled deed no-I-0489/7/2020, A.D.S.R.Rajbari Kolkata-700157.	Rs.31,22,236/- as on 29.12.2023 with further interest and charges thereon.	30/12/2023 & 02/03/2024 (Symbolic Possession)	Rs.36,00,000/- & Rs.3,60,000/-
BRANCH: HISHABI Borrower: JAYANTA MALIK Add: S/O Tarapada Malik, VIII-Kharaschpur, 24 Pgs N	Mouza- Khori, J.L. NO - 27, composed in R.S.L.R Dag No - 1254 under L.R. Khatian No. 337 (old) new 1738, being holding no - 758, Rampur, Khori Paschim Para, Pin- 743221, PS- Andanga, Dist- North 24 Parganas.	Rs.6,41,881.23/- as on 29.12.2022 with further interest and charges thereon.	09/01/2023 & 24/04/2023 (Symbolic Possession)	Rs.4,25,000/- & Rs.42,500/-
BRANCH: HISHABI Borrower: PARTHA KUNDU Guarantor: ANITA KUNDU Add: SO Basudeb Kundu, 50A/NPC, PO Ashoknagar, North 24 Pgs, WB 743222	Deed no I-150104851 of 2023 in the name of Mr. Partha Kundu, all that part and parcel of the property consisting of land with building shells and structures standing therein lying and situated at Mouza- Sherepara, J.L. No-69, L.R. P. 550/6, C.S Dag No-2528(P) corresponding to L.R. Dag No. 2528/2646 under LR Khatian No. 5379 and 5380, PS- Habra at present Ashokenagar within the limit of Ashokenagar Kalyanagar Municipality, Holding no. 15/235/57, Ward No-15, A.D.S.R. at Guma, District- North 24 Parganas, Pin- 743222, West Bengal. The aforesaid property bounded: On the North: By 10ft wide Municipal Road. On the South: By 55ft/4'8", Land of Basudeb Dutta. On the East: By 7 ft wide common passage. On the West: By 54ft/8", Land of Late Haragrasad Banerjee.	Rs.25,27,345.90/- as on 29.12.2025 with further interest and charges thereon.	10/06/2025 & 25/08/2025 (Symbolic Possession)	Rs.11,00,000/- & Rs.1,10,000/-
BRANCH: BAGULA Borrower: CHANCHAL KUMAR MAJUMDAR Guarantor: SUPRIYAMAJUMDAR Add: S.O. Nikhil Majumder, VII, PO Daluabari, PS. Hanskhali, Dist. Nadia Guarantor Add: W/o - Chanchal Kumar Majumdar, Deluabari, District- Nadia, West Bengal - 741504.	Mouza-Doluabari, J.L.No. 43, RS & LR Dag No. 149, 150 RS Khatian No. 731, LR Khatian No. 1089, within the limits of Bahirgachi gram panchayat, PO-Daluabari, PS-Dhanalia, District -Nadia, West Bengal - 741504.	Rs.11,82,266.03/- as on 26.01.2023 with further interest and charges thereon.	02/02/2023 & 12/05/2023 (Symbolic Possession)	Rs.6,50,000/- & Rs.65,000/-
BRANCH: BAGULA Borrower: SUBRATA BISWAS Guarantor: Rakhi Mondal Biswas Borrower Add: SO Sanjib Biswas, Kaikhali Nutanpara Bagula Hanskhali Nadia Guarantor Add: W/O Subrata Biswas, Kaikhali Nutanpara Bagula Harekhali Nadia	All that Part & Parcel of the property consisting of 17 decimal including single storied residential building of 1184 Sq Ft situated at Mouza Kaikhali, J.L. No. 75, Dag No RS & LR Plot No. 331, Khatian No RS 108, LR 759 present, R Khatian 1385 under Pachayal 1 No Gram Panchayat, PS & Block Hanskhali, District-741502, Nadia, West Bengal.	Rs.12,15,441.41/- as on 28.05.2024 with further interest and charges thereon.	06/06/2024 & 11/09/2024 (Symbolic Possession)	Rs.22,00,000/- & Rs.2,20,000/-

TERMS & CONDITIONS:
(i) Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://BAANKNET.com/>
(ii) Date and time of Auction 25.08.2026 between 11.00 a.m. to 05.00 for all properties, followed by unlimited extensions of 10 minutes each, viz the auction process would run for 120 minutes in first stage and in case a valid bid is received in last 10 minutes, the auction would get extended by another 10 minutes. The process would continue until there are no valid bids during last 10 minutes. Auction would commence at one notch above Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs.10,000/- (Rupees Ten Thousand and only), interested parties can inspect the properties at site on 13.08.2026 & 14.08.2026 between 11.00 a.m. and 04.00 p.m.
(iii) The intending bidders should register their names at portal <https://BAANKNET.com/> and get their User ID and password. Prospective bidders may find how to register for auction, mode of auction, and other processes to be followed on the above-mentioned link. Intending bidders may contact Mr. Abhinav Sahu (+91-8438365628) for any query.
(iv) The above properties/assets shall be sold on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WITHOUT ANY RECOURSE BASIS". The intending bidders should make their own enquiries regarding the encumbrances, title of property put on auction and claim/dues affecting the property, the time and cost involved in taking physical possession (for properties under symbolic possession) prior to submitting their bid. All the accrued statutory dues including property tax, energy charges etc shall be borne by the successful bidder. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues and also for the delay, costs and/or legal issues involved in taking physical possession (in case of properties under symbolic possession).
(v) Particulars specified in the schedule above have been stated to the best of the information of the Authorized Officer/Bank, Authorized Officer and / or Bank will not be answerable for any error, mis-statement or omission in this public notice.
(vi) The aforesaid properties shall not be sold above the Reserve Price mentioned above. Intending bidders are required to deposit the Earnest Money Deposit (EMD) stated above in the wallet provided on the E.BAANKNET. Details of the process for depositing EMD in the wallet can be found on the above-mentioned link.
(vii) The intending bidders should register themselves on the aforesaid-mentioned portal well before the auction date, in any case no later than 25.08.2026 up to 5 pm.
(viii) The highest / successful bidder shall have to deposit 25% of the bid amount, including the EMD already paid immediately after acceptance of bid by the Authorized Officer in respect of the sale, failing which the EMD shall be forfeited. The highest bidder shall be declared to be the successful bidder/ purchaser of the properties mentioned herein provided always he is legally qualified to bid.
(ix) The balance 75% of the bid/purchase money shall be payable on or before 15th day (during banking hours) of confirmation of the sale by the Authorized Officer or such extended period as agreed upon in writing by solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder the amount already deposited by the bidder shall be forfeited and the Authorized Officer / Bank will be at liberty to cancel the auction and conduct fresh auction.
(x) On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate in the name of bidder and the sale shall be considered complete thereafter and that the Bank shall entertain no claims.
(xi) The Authorized Officer is not bound to accept the highest bid or any or all bids and reserves the right to accept or reject any or all the bids without assigning any reason thereof and vary, modify and waive any condition of sale in his absolute discretion.
(xii) The successful bidder / purchaser would bear all the charges / fees payable for conveyance deed, taxes including Service Tax/TDS (As per Section 393 (1) table S.No.3(i) as per Income Tax Act 2025 for properties valued Rs.50 Lakhs & above) if any.
(xiii) This publication is also Thirty days' notice under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 to the above borrowers / guarantors/mortgagors to the advance.
(xiv) For downloading further details, process compliances & terms & conditions, please visit: www.bankofindia.bank.in
Date : 23.07.2026
Place: Kolkata

Sd/- Authorized Officer
Bank of India



TATA CAPITAL HOUSING FINANCE LIMITED
Registered Address: 11th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013.
Branch Address: TATA CAPITAL HOUSING FINANCE LIMITED, Avani Signature, 31/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016

NOTICE FOR SALE OF IMMOVABLE PROPERTY
(Under Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002)
E-Auction Notice of 15 days for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the below mentioned Borrower and Co-Borrower, or their legal representatives (Borrowers) that the below described immovable property mortgaged to Tata Capital Housing Finance Ltd. (TCHFL), the Possession of which has been taken by the Authorized Officer of TCHFL, will be sold on 11-08-2026 on "As is where is" & "As is what is" and "Whatever there is" and without any recourse basis" for recovery of outstanding dues from below mentioned Borrower and Co-Borrower. The Reserve Price and the Earnest Money Deposit is mentioned below. Notice is hereby given that, in the absence of any postponement/ discontinuance of the sale, the said secured asset / property shall be sold by E-Auction at 2.00 P.M. on the said 11-08-2026. The sealed envelope containing Demand Draft of EMD for participating in E-Auction shall be submitted in the Authorized Officer of the TCHFL on or before 10-08-2026 till 5.00 PM at Branch address TATA CAPITAL HOUSING FINANCE LIMITED, Avani Signature, 31/A/1 Park Street, Block No. 302, 3rd Floor, Kolkata - 700 016
The sale of the Secured Asset/ Immovable Property will be on "as is where condition is" as per brief particulars described herein below:

Sr No	Loan A/c. No	Name of Borrower(s) / Co-borrower(s)/Legal Heir(s)/ Legal Representative/ Guarantor(s)	Amount as per Demand Notice	Reserve Price	Outstanding as on
01	TCHHL050000100140454 & TCHINO500000100145163 & TCHINO500000100239149	MR. AMIT DAS MRS. JASMINE DAS	Rs. 15,43,888/-	Rs. 24,00,000/- & Earnest Money Deposit (EMD): Rs. 2,40,000/-	Rs. 13,77,642/-
			11-11-2024	Type of possession: Physical	09-07-2026

Description of the Immovable Property: All That Piece And Parcel Of The Immovable Property Being Land Measuring About 1 Cotah, 12 Chitack And 20 Sq. Ft. Along With One Stoned Building Measuring About 1280 Sq. Ft. Standing Thereon Forming Scheme Plot No. 0/4, Sub Plot No. 49, Corresponding To L.R. Dag No. 325 Under R.S. Khatian No. 43 & 9 Corresponding To L.R. Khatian No. 620 In Mouza- Patna, J.L. No. 1, R.S. No. 106, Scheme Plot No. 04 Under P.S. Nims in The District North 24 Pgs. Presently Known And Numbered As Municipal Holding No. 222/11/15), Sahid Jashu Ghosh Saram, Kolkata- 700049, Under Municipal Ward No. 5 Presently 6 Within The Limits Of North Dum Dum Municipality. **Property Butted And Bounded As Follows:** On The North : By Land Of Dag No. 49/306/P1. On The South: By The Property Of Kalyan Kumar Ganguly And Portion Of 6 Ft. Wide Passage. On The East : By Dag No. 48, Property Of Amit Kumar Ganguly And Portion Of 6 Ft. Wide Passage. On The West : By Property Of Krishna Kishore Ganguly.
Disclosure: Securitisation Application filed by the Borrower against TCHFL (SA/258/2025) is pending DRT-III, Kolkata. No stay order is passed against TCHFL in the said case
Note :- The bidders are advised to conduct due diligence before submitting the bid. The auction shall be subject to the outcome of the litigation, dispute if any.
At the Auction, the public generally is invited to submit their bid(s) personally. No officer or other person, having any duty to perform in connection with this sale shall, however, directly or indirectly bid for, acquire or attempt to acquire any interest in the Immovable Property sold.
The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:
NOTE:- E-auction of the properties will take place through portal [https://auction](https://auctionbazaar.com)