

By Speed Post

Ref. no: HDFC/DFSO/ED/26-27/02

Date-18th August, 2026

1. **Encore Digitech Pvt. Ltd**
Lokenath Apartment, 1st Floor, 3, Canal Street, Kolkata – 700014.
2. **Tushar Kanti Dutta**
s/o Bhojendra Kumar Dutta, 76, Amarendra Sarani, Uttarpara, Hooghly
West Bengal - 7122258
3. **Manoj Kumar Awasthy**
s/o Nageshwar Awasthy, C – 1/518, Sector G Jankipuram, Lucknow
Uttar Pradesh – 226021
4. **Sanjoy Sadhukhan**
s/o Taraknath Sadhukhan, J.K.Street, Uttarpara Kotrung (M)
Uttarpara Hooghly, West Bengal - 712258

Dear Sir/Madam,

Subject: Notice u/r. 8(6) of Security Interest Enforcement Rules, 2002 - Sale of Secured Assets

Please refer to the respective demand notice dated 16.04.2024, issued under section 13(2) of SARFAESI Act 2002 with regard to the properties mentioned therein and the subsequent possession of the properties taken by the Bank on 10.12.2025. The said possession notice was also published in "Business Standard" and "Aajkaal", both Kolkata editions, on 12.12.2025.

In this regard, the Undersigned being the Authorized Officer of the Bank has decided to sell the property through e-auction. The Borrower's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Pursuant to the same, Bank has decided to publish the public notice for sale of the said property in the newspapers "The Telegraph" and "Bartaman" on **21.09.2026**. All relevant particulars with regard to e-auction i.e. date and time of auction, reserve price, etc. are fully provided herein-below:

Sr. No	Description of Immovable property	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/Time of E-Auction
1	One complete residential mosaic floor flat being flat No.409 on the 3 rd floor measuring super built up area 820 Sq.ft in block "B" together with impartible proportionate share of Bastu land measuring Fifteen Cottahs Zero Chittaks Thirty Five Sq.ft comprised in cadastral settlement plot No.3515, 3513 and 3512(P), under Khatian No.1690,1691 and 1785, being L.R. plot No.6542,6541,6543 and 6545 under Khatian No.6600, 5825,2582 and 4754 lying within Mouza-Bhadrakali, J.L. No.9, Municipal Holding No.3, Ram Sita Ghat	25.09.2026 11 AM-1 PM	Rs. 21,25,500/- Rs. 2,12,550/- Rs. 25,000/-	07.10.2026 at 11 AM - 12 Noon

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Regd. Office: HDFC Bank Ltd., HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Corporate Identity No.: L65920MH1994PLC080618

	street, under Uttarpara Kotrung Municipality, P.S. Uttarpara, ADSR office Serampore, District- Hooghly, West Bengal standing in the name of Mr. Tushar Kanti Dutta.			
2	All that Flat on the third floor (South West side) being flat No.303 of the multistoried building commonly known as "Asha Apartment" covering a super built up area of 700 Sq.ft along with undivided proportionate and impartible share and/ or interest on land measuring the total area 4 Kattas 2 Chattks 23 Sq.ft be the some more or less being portion of under Touzi No.34B/1, under Khatian No.1772, under Dag No.3520 and 3521, Mouza-Bhadrakali, under holding No.14, Ramsita Ghat Street, P.S. Uttarpara, Dist-Hooghly, West Bengal standing in the names of Mr.Manoj Kumar Awasthy and Mr. Tushar Kanti Dutta.	25.09.2026 11 A.M – 1 PM	Rs. 17,01,000/- Rs. 1,70,100/- Rs. 25,000/-	07.10.2026 at 11 AM - 12 Noon
3	All that one complete residential flat measuring 1200 Sq.ft (including super built up area) on the ground floor constructed on Bastu land measuring 4 (Four) cottahs, 2 (two) Chittacks 23 (Twenty Three) Sq.ft comprised in Dag No.3520 & 3521 under Khatian No.1772 in Mouza-Bhadrakali, J.L. No.9, being municipal holding No.14, Ramsita Ghat street, P.O. Bhadrakali, P.S. Uttarpara, District-Hooghly, within the ambit of of Uttarpara-Kotrung Municipality, District- Hooghly, West Bengal standing in the name of Mr. Tushar Kanti Dutta. Boundary :- On the North-Shop. On the South-Common passage. On the East- Common passage. On the West- Common passage.	25.09.2026 11 A.M – 1 PM	Rs. 63,18,000/- Rs. 6,31,800/- Rs. 25,000/-	07.10.2026 at 11 AM - 12 Noon

In these circumstances, Bank hereby calls upon you, jointly and severally, to discharge in full the Bank's liability as mentioned in demand notice dated 16.04.2024 together with further interest and charges thereon, on or before the date of publication of the Sale Notice or else Bank shall be constrained to sell the mortgaged property on the appointed date, which please note.

HDFC Bank Limited

For HDFC Bank Ltd

S. Gaiswal

Authorised Officer

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