



Head Office: HDFC Bank House, Senapati Bapat Marg, Lower Parel (West), Mumbai - 400 013
Branch Office: HDFC Bank Ltd., Dept. For Special Operations, 1st Floor, Jardine House, 4 Clive Row, Kolkata-700001.

E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTY/IES

E-Auction Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower **M/s.Encore Digitech Private Limited(Borrower), Tushar Kanti Dutta, Manoj Kumar Awasthy & Sanjoy Sadhukhan** [Guarantors/Director/Mortgagor] that the below described immovable properties mortgaged/charged to the HDFC Bank Limited as Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of HDFC Bank Ltd., will be sold on “AS IS WHERE IS”, “AS IS WHAT IS”, and “WHATEVER THERE IS” basis on 7th October, 2026, for recovery of **Rs.3,18,91,784.65** as on 31.01.2024 as per Demand Notice dated 16.04.2024, due to the HDFC Bank Ltd. as Secured Creditor for realization of Bank’s dues plus interest till realization, from Borrower.

DESCRIPTION OF IMMOVABLE PROPERTY

SL NO	Description of immovable property	Inspection Date and Time	Reserve Price EMD Bid Increase Amount	Date/ Time of E- Auction	Encumbrances
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 street, under Uttarpara Kotrung Municipality, P.S. Uttarpara, ADSR office Serampore, District- Hooghly, West Bengal standing in the name of Mr. Tushar Kanti Dutta.	25.09.2026 11 A.M to 1 P.M	Rs.21,25,500/- Rs.2,12,550/- Rs. 25,000/-	07.10.2026 at 11 A.M. - 12 Noon	Not Known to the Secured Creditor
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	25.09.2026 11 A.M to 1 P.M	Rs.17,01,000/- Rs.1,70,100/- Rs. 25,000/-	07.10.2026 at 11 A.M. - 12 Noon	Not Known to the Secured Creditor

	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.				
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 to 1 P.M	Rs.63,18,000/- Rs.6,31,800/- Rs. 25,000/-	07.10.2026 at 11 A.M. - 12 Noon	Not Known to the Secured Creditor

TERMS & CONDITIONS:

- To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property statutory dues like property taxes, society dues etc. The Bank however shall not be responsible for any outstanding statutory dues/encumbrances/tax arrears, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies & to inspect & satisfy themselves. **Property can be inspected strictly on the above mentioned dates and time.**
- The interested bidders shall submit their EMD details and documents through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through Pay Order/ Demand Draft of Nationalized / Scheduled Bank drawn in favor of HDFC Bank Limited payable at Kolkata. It should reach the office of the HDFC BANK LTD. At 1st Floor, Jardine House, 4 Clive Row, Kolkata-700001 latest by 5:00 p.m. on or before **06.10.2026**. Offers below the Reserve Price / without EMD / qualified / conditional shall be disqualified.

3. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact **M/s. C1 India Pvt. Ltd., Plot No 301, Gulf Petro Chem Building, Udyog Vihar, Phase 2, Gurgaon . Helpline Nos : 0124-4302020/21/22/23/24 , Mr.Mithelesh Kumar Mobile :7080804466.** Help Line e-mail ID: support@bankeauctions.com, kolkata@c1india.com and for any property related query may contact **the concerned Authorised Officer Mr. Shubham Jaiswal (Mobile-9073417195), E Mail-shubham.jaiswal5@hdfc.bank.in or at address as mentioned above in** office hours during the working days. (10 AM to 5:00 PM)
4. The highest bid shall be subject to approval of HDFC Bank Limited. Authorised Officer reserves the right to accept/ reject all or any of the offers/ bids so received without assigning any reasons whatsoever. His decision shall be final & binding.

For detailed terms and conditions of the sale, please refer to the link provided in www.hdfcbank.com and www.bankeauctions.com)

STATUTORY SALE NOTICE UNDER RULE 8(6) OF THE SARFAESI ACT, 2002

The borrower/guarantors/ Mortgagors in the account **M/s.Encore Digitech Private Limited, Tushar Kanti Dutta, Manoj Kumar Awasthy & Sanjoy Sadhukhan** having failed to discharge the entire outstanding dues together with applicable interest, costs and expenses before publication of this Sale Notice, have not availed of their right of redemption under Section 13(8) of the SARFAESI Act, 2002. Consequently, their right of redemption stands extinguished and the secured asset shall be sold by way of e-auction in accordance with law.

Date: 21.09.2026

Place: Kolkata

Sd/-

Authorised Officer, HDFC Bank Ltd.