



LUDLOW JUTE & SPECIALITIES LIMITED

**Registered Office:**

Kankaria Estate, 5<sup>th</sup> Floor, 6 Little Russell Street, Kolkata – 700 071, India  
CIN: L65993WB1979PLC032394 GSTIN: 19AACCA2034K1ZU  
Phone: 91-33-4050-6300/6330/31/32 E-Mail: [info@ludlowjute.com](mailto:info@ludlowjute.com)  
Website: [www.ludlowjute.com](http://www.ludlowjute.com)

**Date:** 4<sup>th</sup> January, 2025

To,

**The Secretary**

**BSE Limited**

Phiroze Jeejebhoy Towers,  
Dalal Street, Mumbai – 400 001

**Scrip Code No: 526179**

**ISIN: INE983C01015**

Dear Sir,

**Sub: Newspaper Publication w.r.t. Result of Postal Ballot & Remote E-voting – Notice dated 30<sup>th</sup> November, 2024**

In continuation to our revised intimation dated 5<sup>th</sup> December, 2024, please find enclosed, the copies of the newspaper publication with respect to result of postal ballot & remote e-voting.

The same was published in Business Standard (English) & Ekdin (Bengali) on 4<sup>th</sup> January, 2025.

We request you to kindly take the same on your record.

Thanking You,

**For Ludlow Jute & Specialities Limited**

*Agrawal*

**Ashish Chandrakant Agrawal**

**DIN: 10198821**

**Managing Director**



**पंजाब नैशनल बैंक** Punjab National Bank  
(Govt. of India Undertaking)

MCC Kolkata South, 2<sup>nd</sup> Floor, United Tower, 11, Hemanta Basu Sarani, Kolkata-700011  
Mail Id: tccs124@pnb.co.in

**LOSS OF DEED**

This is to inform that the following original link deed lost from the custody of Sri Abhishek Bhayya, (PAN - AIWPB1143K)/S/o Sri Ghanashyam Das Bhayya, resident of P-11, C.I.T. Road, Scheme VI M, Kolkata-700054. Notice is hereby given to the general public that the bank intends to create MORTGAGE in respect of the property with the certified copy of the said lost link deed, details of which are given below.

**Lost Original Link Deed Details:** Original Deed of Sale dated January 30, 1991 registered in the office of the Sub-Registrar, Sealdah and recorded in Book No. 1, Volume No. 1C, pages from 385 to 395, being No. 98 for the year 1991.

**Property Details:** ALL THAT piece and parcel of a plot of land being in the nature of Residential Bastu Land measuring an area of 2(Two) Cottahs together with four storied residential accommodation and structures having covered areas of 750 sq.ft. in each floor standing thereon lying and situated being the defined and demarcated Plot no. 46 of the original premises No. 20 Mollial Basak Lane (now premises No 20P, Mollial Basak Lane) under Police Station - Phoolbagan (previous Police Station - Beliaghata), Sub-Registration office at Sealdah within the Jurisdiction of Dist - 24 Paraganas (South) Division - 3, Subdivision 11, holding No 62/32 Tazul No- 1298/2833, Diti Panchnama gram in the Dist- 24 Paraganas (South) under ward No. 31, within jurisdiction of Kolkata Municipal Corporation, Kolkata - 700054.

Any person claiming any interest or title in the property or otherwise having any objection can make representation to the Bank within seven days of this notice.

Authorised Signatory  
Punjab National Bank, MCC Kolkata South

**कनारा बैंक Canara Bank**  
(Govt. of India Undertaking)

**DEMAND NOTICE**  
Section 13(2)

**BARRACKPORE - II BRANCH (19774),**  
195, Barasat Road, P.O. - Barrackpore,  
Dist - North 24 Parganas, West Bengal, Pin - 700 120.

Ref. : SARFAESI/13(2)/19774/GMS/1 Date : 03.01.2025

1. **M/s. Ghosh Medical Stores,** Premises No. 20 3/14, S. M. Ali Road, P.O. - Barrackpore P.S. - Tiagarh, Dist - North 24 Pgs., Barrackpore, Pin - 700 120.

2. **Ranadeep Ghosh (Partner),** 37 1, S. N. Banerjee Road, P.O. - Barrackpore, Dist - North 24 Pgs., Barrackpore, Pin - 700 120.

3. **Bharati Ghosh (Partner),** 37 1, S. N. Banerjee Road, P.O. - Barrackpore, Dist - North 24 Pgs., Barrackpore, Pin - 700 120.

Dear Sir,

**Sub : Notice issued under Section 13(2) of the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002.**

The undersigned being the Authorized Officer of Canara Bank, Barrackpore - II Branch (hereinafter referred to as "the Secured Creditor"), appointed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred as the "Act") do hereby issue this notice to you as under :

That M/s. Ghosh Medical Stores represented by its Partners Sri Ranadeep Ghosh & Smt. Bharati Ghosh, (hereinafter referred to as "the Borrower") has availed credit facility / facilities and Liability stated in the Schedule A & C hereunder and has entered into the security agreement/s in favour of the secured creditor. While availing the said financial assistance, you have expressly undertaken to repay the loan amount/s in accordance with the terms and conditions of the above mentioned agreements.

**SCHEDULE - A & C**

Nature of Loan / Limit (Loan A/c. No.)	Loan Amount (In Rs.)	Liability with Interest as on 31.12.2024	Rate of Interest
MSME OCCC (97741400001793)	Rs. 13,00,00,000	Rs. 13,16,15,201 Plus applicable rate of interest and other charges 01.01.2025.	Present Rate of Interest + 2% Penal rate of interest
GECL 1.0 Extn (170002975820)	Rs. 3,80,00,000	Rs. 1,26,65,070 Plus applicable rate of interest and other charges 01.01.2025.	Present Rate of Interest + 2% Penal rate of interest

The above said loan / credit facilities are duly secured by way of mortgage of the assets more specifically described in the Schedule B hereunder, by virtue of the relevant documents executed by you in our favour. Since you had failed to discharge your liabilities as per the terms and conditions stipulated, the Bank has classified the debt as **NPA on 02.01.2025**. Hence, we hereby issue this notice to you under Section 13(2) of the subject Act calling upon you to discharge the entire liability of **Rs. 14,42,80,271** (Rupees Fourteen Lakhs Forty Two Thousand Eight Hundred Two and Paise Seventy One only) as on **31.12.2024** together with further interest and incidental expenses and costs within Sixty (60) days from the date of the notice, failing which we shall exercise all or any of the rights under Section 13(4) of the subject Act.

Further, you are hereby restrained from dealing with any of the Secured Assets mentioned in Schedule B in any manner whatsoever, without our prior consent. This is without prejudice to any other rights available to us under the subject Act and/or any other law in Force.

Your attention is invited to provisions of Sub-section (8) of Section 13 of the SARFAESI Act, in respect of time available, to redeem the Secured Assets. The Demand Notice had also been issued to you by Registered Post with Ack at your last known address available in the Branch record.

**SCHEDULE - B**

**Details of Immovable Property : All that part and parcel of Property of Smt. Bharati Ghosh (Partner of Mortgagor), CERSAI ID : 200054960576**

All part and parcel of Bastu land measuring more or less 1 Katha along with 2 storied construction lying and situated on Mouza - Chankaj, J.L. No. 4, Re. Sa. No. 39, Touz No. 2998, of which 12 Chhataks situated on Khatian No. 825, Dag No. C.S. 203, R.S. 643 and 4 Chhataks situated on Khatian No. 385, Dag No. C.S. 203, R.S. 646, under Barrackpore Municipality, P.S. - Tiagarh, Dist - North 24 Parganas, W.B. The Property is butted and bounded as follows : North : By Property of Mini Market, South : By 12 ft Common Road, East : By property of Dipti Das Sharma, West : By property of Sajal Kumar Ghosh and Sajal Kumar Ghosh.

**Note : Our earlier 13(2) dated 30.11.2024 stands cancelled / withdrawn**

Date : 03.01.2025  
Place : Kolkata  
Authorized Officer  
Canara Bank

**India Shelter Home Loans**  
INDIA SHELTER FINANCE CORPORATION LTD. DEMAND NOTICE

Regd. Off: 6th Floor, Plot-15, Sector-44, Institutional Area, Gurgaon, Haryana-122002  
Branch Office: SKYPARK, INFORT OF BHANTIANURSING HOME, RAVI NAGAR, RAIPUR, CHHATTISGARH - 492001

**Notice Under Section 13(2) Of The Securitization And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002.**

NOTICE is hereby given that the following borrower/s who have availed loan from India Shelter Finance Corporation Ltd. (ISFCL) have failed to pay Equated Monthly Installments (EMIs) of their Loan to ISFCL and that their Loan Account has been classified as Non-Performing Asset as per the guidelines issued by National Housing Bank. The borrower/s have provided security of the immovable properties to ISFCL, the details of which are described herein below. The details of the Loan and the amounts outstanding and payable by the borrower/s to ISFCL as on date are also indicated here below. The borrower/s as well as the public in general are hereby informed that the undersigned being the Authorized Officer of ISFCL, the secured creditor has initiated action against the following borrower/s under the provision of the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act 2002 and issued notice under this Act dated mentioned below. If the following borrower/s fail to repay the outstanding dues indicated against their names within 60(Sixty) days of the notice, the undersigned will exercise any one or more of the powers conferred on the secured creditor under sub-section (4) of the section-13 of the SARFAESI Act, including the power to take the possession and sell the same. The public in general is advised not to deal with properties described herein below.

Sr. No.	Name of the Borrower/s Guarantor/ Legal Heir/ Legal Representative, Loan account no.	NPA dated Demand Notice	Demand Notice Date and Amount	Description of secured Asset (s) (Immovable properties)
1.	MR/ MRS. Sangeta Devi, MR/ MRS. Ankit Pandey, MR/ MRS. Aji Pandey, MR/ MRS. Ajay Pandey House No-406 Ward No-04 Behind Durga Petrol Pump New Gondwara Sorora Rajpur 493221 Chhatigarh. Loan Id: HLRCHPCLON500005129564/AP-1029046	10.12.2024 23.12.2024	Rs. 14,97,765/- (Rupees Fourteen Lakh Ninety Five Thousand Seven Hundred Sixty Five Only) due as on 17.12.2024 together with interest from 18.12.2024 and other charges and cost till the date of the payment	All Piece And Parcel Of Khara No. 506/5 later renumbered as 506/14 Area 906 Sq. Ft. Situated at Maunja Gondwara, Ph.No. 00037 R.I.C. Raipur-5 Bhanpur Tahsil & District Raipur (C.G.) Boundary. North Road South Remaining Land of Seller East- Land of P. Murd West Land of Kavita Kumari
2.	MR/ MRS. PRACHI JHA, MR/ MRS. KISHNU JHA MR/ MRS. SHIBU JHA U/s 1181 Ward No 16 Housing Board Colony B Bhalil 492006 Raipur-1 Loan Id: HL49HCLON50000503783/AP-1008362	10.07.2024 23.12.2024	Rs. 12,99,958/- (Rupees Twelve Lakh Ninety Nine Thousand Nine Hundred Fifty Eight Only) due as on 17.12.2024 together with interest from 18.12.2024 and other charges and cost till the date of the payment	All Piece And Parcel Of LIG 1191 WARD NO-16 HOUSING BOARD COLONY BHALIDIST DURG CG-492006 BOUNDARY: East-Road West- EWS House, North-LIG 1192 South-LIG 1190, house of Mahajan,

Place: RAIPUR Date: 04.01.2025 (Authorized Officer) For India Shelter Finance Corporation Ltd

**Ludlow Jute & Specialities Ltd.**  
Registered Office: Kankaria Estate, 5th Floor, 6 Little Russell Street, Kolkata - 700 071, India  
CIN: L65993WB1979PLC032394  
Phone: 91-33-4050-6300/6330/31/32 E-Mail: info@ludlowjute.com Website: www.ludlowjute.com

**RESULT OF POSTAL BALLOT & E-VOTING**

Pursuant to Section 110 of the Companies Act, 2013 read with the rules made thereunder, approval of members of the Company was sought for passing the resolution as specified in Notice of Postal Ballot dated 30th November 2024 by way of E-Voting.

Mr. Sachin Kumar, Practicing Company Secretary, Scrutinizer for the Postal Ballot submitted his report on 3rd January, 2025. Based on the Scrutinizer's Report, the Result of the Postal Ballot are as under:-

Sl. No.	Particulars of Resolution	Type of resolution/Resolution	No. of Shares and % of total votes cast in favour		No. of Shares and % of total votes cast against	
			No. of votes	% of votes	No. of votes	% of votes
1.	Regularisation of appointment of Mr. Parimal Gunwantra Ajmera (DIN- 02126225) as a Non-Executive - Independent Director of the Company.	Ordinary Resolution	7257577	99.9407	4301	0.0592
2.	Regularisation of appointment of Mr. Anand Agarwal (DIN - 03121369) as a Non-Executive - Independent Director of the Company.	Ordinary Resolution	7257577	99.9407	4301	0.0592
3.	Regularisation of appointment of Ms. Sruti Sukul (DIN - 10794840) as Non-Executive Non -Independent Director of the Company.	Ordinary Resolution	7257577	99.9407	4301	0.0592
4.	Regularisation of appointment of Mr. Sanjay Agarwal (DIN-00320459) as Non - Executive Non -Independent Director of the Company.	Ordinary Resolution	7257477	99.9407	4301	0.0592

As per the result of Postal Ballot (including e-voting) the aforementioned resolutions have been passed with requisite majority. The result of the Postal Ballot along with Scrutinizer Report is displayed on the website of the Company at <https://www.ludlowjute.com/>

By Order of the Board  
For Ludlow Jute & Specialities Limited  
Sd/ R.K. Gupta  
Chief Financial Officer

Place: Kolkata  
Date : 4th January, 2025

**IndusInd Bank**

**VEHICLES/MACHINERY AUCTION NOTICE**

Online /Offline bids are invited for sale of following Vehicles/Machinery On 'As Is Where Is Basis'

SL No	Deal No.	Deal Date	MFG Year	Name of Borrower	Registration No	Engine No	Chassis No	Repo Date	Model	Vehicle Parked With
1	WBB01407T	29/06/2023	2023	B ABHIMUNNA	WB42BF0554	DE.5001/SD06348	MBNAW53NBP058541	26-12-2024	SWARAJ 744 4WD 44 HP	BARDHAMAN PARKING
2	WAS00566T	20/05/2022	2021	K KERAMATTULLA	WB54AC6167	3105EU24B1142072F20	MXSDJ115053583	12-12-2024	SONALIKA SOLIS 4515 4WD 48 HP	SWASTI AUTO
3	WAS00537T	21/03/2022	2021	S SK ABDULALI	WB54AB9626	3105EU24A1135898F20	BXSDJ114556753	10-12-2024	SONALIKA SOLIS 4515 4WD 48 HP	SWASTI AUTO
4	WMM00674T	30/06/2020	2020	P LAXMIKANTA BEERA	WB490733	E3411092	T053366156KG	09-12-2024	ESCORTS PT EURO 50	JAY BHARAT CORPORATION
5	WMM00121T	27/02/2018	2017	P LAXMIKANTA BEERA	WB 490733	E3411092	T053366156KG	09-12-2024	ESCORTS PT EURO 50	JAY BHARAT CORPORATION

For any queries or inspection of the vehicles, please contact us at: IndusInd Bank Limited, Duckback House, 2<sup>nd</sup> Floor, 41, Shakespeare Sarani, Kolkata - 700017

**Call: Mr.Sulopani Mitra . 7845525781 , Last Date: 09/01/2025**

The Borrower/Co-borrower/Guarantor/Successor/Heirs concerned are hereby once again called upon to clear their dues before the above mentioned last date, failing which we shall be constrained to sell the vehicle and recover from them further loss, if any.

**Authorised Officer**  
Date: 04/01/2025  
Kolkata  
www.indusind.com

Now view, select and bid on your favourite two wheelers or cars online: Register on [induseasywheels.indusind.com](https://www.induseasywheels.indusind.com) totally FREE of cost.

**SBI SBI HLC BARUIPUR (64202)**  
Citrus Cove, 2<sup>nd</sup> Floor, Kamalgazi More, South  
24 Parganas, E-mail: sbi.64202@sbi.co.in

**Public Notice**

**Lost of Sale Deeds**

All concerned are informed that One Original Title Deed of Mr. Shubhomoy Mukherjee S/o- Jyanta Mukherjee and Mrs. Sayani Mukherjee W/o- Mr. Shubhomoy Mukherjee, residing at D-4/2, Amrita Vihar, Kamalgazi, Narendrapur, Kolkata-700103, Loan A/c No. 31694767295 dated 31.03.2011 in the name of Mr. Shubhomoy Mukherjee, S/o- Jyanta Mukherjee and Mrs. Sayani Mukherjee W/o- Mr. Shubhomoy Mukherjee, was misplaced from our custody at SBI HLC Baruiapur. The details of Sale Deed is: All that the flat/Unit no-C46 on 4<sup>th</sup> floor of the building/Block No-C comprising in the residential complex Known as REGENT SONARPUR area of 918 Sq.ft (Super built up) together with 1 (one) covered car parking being no-C/30 in the Ground floor at said premises. The details of the sale deed is Registered in Book-1, CD Vol no-11, Page from 2176 to 2215 being no.04551 for the year 2011. Registered at ADDL Registrar of Assurance-1 of Kolkata, Office of the A.R.A-1, Kolkata, West Bengal. I have already registered a General Diary before Baruiapur Police Station, South 24 Parganas vide GDE No-2602 Dt- 28/12/2024 regard to the above mentioned lost. If any one finds the deeds, please inform at SBI HLC Baruiapur, within 15 days of the publication.

Date: 04.01.2025  
Assistant General Manager  
HLC Baruiapur

**IDBI BANK IDBI BANK Ltd.**  
CIN: L65190MH2004GOI148838

**Office Premises required at Kolkata, West Bengal**  
Bank desiring to acquire on long lease, commercially approved office premises for banking activities for various location as per details mentioned below:

Sr. No	Branch Location	Carpet Area required	Application to be submitted to
1	Hati Bazar	1500 Sq Ft	Shri Rajiv Kumar G.M. & Sr. Regional Head, Kolkata-1 Regional Office, IDBI House, 3 <sup>rd</sup> Floor, 44 Shakespeare Sarani, Kolkata - 700017
2	Garia Bagar	1500 Sq Ft	
3	Tollygunj	1500 Sq Ft	

The premises should be located strategically within 2 KM on the main road preferably on Ground Floor having good frontage, visibility, adequate power supply and parking facility. Interested parties owning suitable premises may apply to address mentioned in front of respective location within 10 days. Applications received by 6:00 pm on or before 21<sup>st</sup> January, 2025 will only be accepted.

The applications should be made as per the Instructions / Guidelines for submitting the offer". Estate agents offering premises should submit their offers with full details along with authorization letters from landlords. No brokerage will be paid by the Bank. IDBI Bank Ltd reserves the right to accept or reject any or all the offers without assigning any reasons therefor. Performa and other details can be downloaded from our website [www.idbibank.in](http://www.idbibank.in) under Notices-Tenders or collected from any of our branches.

Place: Kolkata  
Date: 4<sup>th</sup> January, 2025  
Sd/-  
Chief General Manager- Kolkata Zone

**OFFICE OF THE HOWRAH ZILLA PARISHAD**  
NOTICE INVITING TENDER:  
61 of 2024-25 (1st Call) Sl. No. 1 to 5  
Dt. 03.01.2025

For details log on to organization chain Zilla Parishad/Zilla Parishad/Howrah under "e-procurement" link  
<https://wbteners.gov.in> from 04/01/2025 to 11/01/2025 upto 17:00 hrs

Sd/-  
DISTRICT ENGINEER  
HOWRAH ZILLA PARISHAD

**Aadhar Housing Finance Ltd.**  
Corporate Office : 802, Natraj By Rustomjee, Western Express Highway, Sir M.V. Road, Andheri East, Mumbai-400069, Maharashtra  
Patna Branch Office: Office No. - 301 & 302, 3rd Floor, Shyam Centre, Opp. LIC Building, Exhibition Road, Patna- 800001 (Bihar)

**E-AUCTION - SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged, possession of which has been taken by the Authorized Officer of Aadhar Housing Finance Limited will be sold on "As is where is", "As is what is", and "Whatever there is" with no known encumbrances Particulars of which are given below:-

Borrower/s Co-Borrower/s Guarantor (s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10%)	Nature of Possession
(Loan Code: 01700000968 of Patna Branch), Jawahar Singh (Borrower), Paro Devi (Co-Borrower)	09-Feb-23 Rs. 602273/-	ALL THAT PIECE & PARCEL OF LAND HAVING AREA 12 DHUR ie 1.875 DECIMAL, SITUATED AT MAUZA- SONA GOPALPUR, SURVY PS- PHILWARI SARIF, PRESENT PS- GOPALPUR, THANA NO-124, THANA CODE- 76, TOULI NO. 502, KHATA NO.381, SURVEY PLOT NO.488(P) DIST & REGISTRY-PATNA. Bounded by: East: HAL KHARIDAR, West: HAL KHARIDAR (As per deed), North: SANJIT KUMA, South: GORAIYA STHAN	Rs. 17,39,520/- (Rupees Seventeen Lakh Thirty Nine Thousand Five Hundred Twenty Only)	Rs. 1,73,952/- (Rupees One Lakh Seventy Three Thousand Nine Hundred Fifty Two Only)	Physical

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is 20.01.2025 within 5:00 PM at the Branch Office address mentioned herein above or uploaded on <https://bankauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Opening of the Bid/Offer (Auction Date) for Property is 21.01.2025 on <https://bankauctions.com> at 3:00 PM to 4:00 PM
- AHLF is not responsible for any liabilities whatsoever pending upon the property as mentioned above. The Property shall be auctioned on "As is Where Is Basis", "As is What is Basis" and "Whatever is There is Basis".
- The Demand Draft Should be made in favor of "Aadhar Housing Finance Limited" Only.
- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankauctions.com>.
- For further details contact Authorized Officer of Aadhar Housing Finance Limited, **Shakti Bilochan - 8825217778** OR the service provider M/s C 1 INDIA PVT LTD, Mr. Prabhakarar, Mobile No: +91-7418-81709, E-mail: [trn@c1india.com](mailto:trn@c1india.com) & [support@bankauctions.com](mailto:support@bankauctions.com), Phone No. +917291981124 /25 /26. As on date, there is no order restraining and/or court injunction AHLF the authorized officer of AHLF from selling, alienating and/or disposing of the above immovable properties/secured assets.
- For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHLF), secured creditor's website i.e. [www.aadharhousing.com](http://www.aadharhousing.com).
- The Bid incremental amount for auction is Rs.10000/-.

Sd/- Authorised Officer  
Aadhar Housing Finance Limited

Place: Patna Date: 04.01.2025

**Aadhar Housing Finance Ltd.**  
Corporate Office : 802, Natraj By Rustomjee, Western Express Highway, Sir M.V. Road, Andheri East, Mumbai-400069, Maharashtra  
Barrackpore Branch Office: 2nd Floor, Barasat Road, Barrackpore, Kolkata - 700122 (West Bengal)  
Kolkata Branch Office: Office No.1.E, on 1st Floor, Situated at Premises no. 2, Govind Bhawan, Biplobi Trailokya Maharaj Sarani (Braboune Road), Kolkata-700001, West Bengal

**E-AUCTION - SALE NOTICE**

E-Auction Sale Notice for Sale of Immovable Properties under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002. Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged, possession of which has been taken by the Authorized Officer of Aadhar Housing Finance Limited will be sold on "As is where is", "As is what is", and "Whatever there is" with no known encumbrances Particulars of which are given below:-

Borrower/s Co-Borrower/s Guarantor (s)	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price (RP)	Earnest Money Deposit (EMD) (10%)	Nature of Possession
(Loan Code: 06200001002 of Barrackpore Branch), Uttam Mondal (Borrower), Kabita Mondal (Co-Borrower)	11-Jan-23 Rs. 576699/-	ALL THAT piece and parcel of land measuring more or less 5 decimials situated at Mauza- Baigachi bearing JL no 25, touz no. RS Khatian no 1094, LR Khatian no 3537, RS daag no 865, LR Daag no 2139, under PS-santipur, district-Nadia bounded by: East: KUTCHA ROAD, West: BAGAN OF GURUDAS DUTTA, North: PROPERTY OF SUSHANTA PALIT, South: GOUTAM DEBHANTI	Rs. 13,49,465/- (Rupees Thirteen Lakh Forty Nine Thousand Four Hundred Sixty Five Only)	Rs. 1,34,947/- (Rupees One Lakh Thirty Four Thousand Seven Hundred Forty Seven Only)	Physical
(Loan Code: 12700000680 of Kolkata Branch), Padma Biswas (Borrower), Pradip Biswas (Co-Borrower)	13-Dec-22 Rs. 660474/-	ALL THAT PIECE AND PARCEL OF LAND ADMEASURING MORE OR LESS 3.74 DECIMALS SITUATED AT MAUZA- DHANTALA, BEARING JL NO 67, RS Khatian NO 225, LR DAAG NO 748, UNDER PS-DHANTALA, DISTRICT-NADIA Bounded by: East: 4FT WIDE ROAD, West: BIKASH DAS, North: HOUSE OF BALAJI BAIEN, South: HOUSE OF TAPAN BISWAS	Rs. 8,47,980/- (Rupees Eight Lakh Forty Seven Thousand Nine Hundred Eighty Only)	Rs. 84,798/- (Rupees Eighty Four Thousand Seven Hundred Ninety Eight Only)	Physical

- Last Date of Submission of DD of Earnest Money Deposit along with KYC, Tender Form and accepted Terms and conditions (Tender Documents) is 03.02.2025 within 5:00 PM at the Branch Office address mentioned herein above or uploaded on <https://bankauctions.com>. Tenders documents received beyond last date will be considered as invalid tender and shall accordingly be rejected. No interest shall be paid on the EMD.
- Date of Opening of the Bid/Offer (Auction Date) for Property is 04.02.2025 on <https://bankauctions.com> at 3:00 PM to 4:00 PM
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- Auction/bidding shall be only through "Online Electronic Bidding" through the website <https://bankauctions.com>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- The intending bidders should register their names at portal M/s C 1 INDIA PVT LTD through the link <https://bankauctions.com/registration/signup>, and get their User ID and password free of cost. Prospective bidder may avail online training on E-auction from the service provider M/s C 1 INDIA PVT LTD through the website <https://bankauctions.com>.
- For further details contact Authorized Officer of Aadhar Housing Finance Limited, **Chinmaya Kumar Sahoo - 9937217217** OR the service provider M/s C 1 INDIA PVT LTD, Mr. Prabhakarar, Mobile No: +91-7418-81709, E-mail: [trn@c1india.com](mailto:trn@c1india.com) & [support@bankauctions.com](mailto:support@bankauctions.com), Phone No. +917291981124 /25 /26. As on date, there is no order restraining and/or court injunction AHLF the authorized officer of AHLF from selling, alienating and/or disposing of the above immovable properties/secured assets.
- For detailed terms and conditions of the sale, please refer to the link provided in Aadhar Housing Finance Limited (AHLF), secured creditor's website i.e. [www.aadharhousing.com](http://www.aadharhousing.com).
- The Bid incremental amount for auction is Rs.10000/-.

Sd/- Authorised Officer  
Aadhar Housing Finance Limited

Place: Barrackpore, Kolkata Date: 04.01.2025

**PROTECTING INVESTING FINANCING ADVISING**  
Aditya Birla Finance Ltd.

Registered Office : Indian Rayon Compound, Veraval, Gumaraj - 362266  
Branch Office : Branch Office: Room No 401, 4th Floor, Camac Square, 24, Camac Street, Kolkata-700016

**Possession Notice Appendix IV**  
(Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002)  
(For Immovable Property)

Whereas, The undersigned being the Authorized Officer of Aditya Birla Finance Limited under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of powers conferred under Section 13(2) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a demand notice dated 07.12.2023 calling upon the borrowers 1. Saket Infra Developers Private Limited (Borrower & Mortgagor), 2. Exclusive Tradecom Private Limited (Co-Borrower) Through its directors, 3. Natraj Retail Private Limited (Co-Borrower) Through its directors, 4. Saket Promoters Limited (Co-Borrower) Through its directors, 5. Inika Residency Private Limited (Co-Borrower & Mortgagor) Through its directors, 6. Mr. Saharsh Khaithan (Guarantor), 7. Mr. Shashi Kant Khaithan (Guarantor), 8. Mrs. Kiran Khaithan (Guarantor), 9. Mr. Saurabh Khaithan (Guarantor), 10. Mr. Saket Khaithan (Guarantor) to repay the amount mentioned in the instant notice being **Rs.7,88,20,657.67/- (Rupees Seven Crores Eighty Eight Lakhs Twenty Thousand Six Hundred Fifty Seven and Sixty Seven paise only)** due as on 28.11.2023 with 60 days from the date of receipt of the said notice.

The borrowers, co-borrowers, guarantors having failed to repay the amount, notice is hereby given to the borrowers, co-borrowers, guarantors and the public in general that the undersigned has taken Physical Possession of the property described herein below in exercise of the powers conferred on him/her under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on the 03th day of January of the year 2025.

The borrowers, co-borrowers, guarantors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Aditya Birla Finance Limited for an amount of **Rs.7,88,20,657.67/- (Rupees Seven Crores Eighty Eight Lakhs Twenty Thousand Six Hundred Fifty Seven and Sixty Seven paise only)** due as on 28.11.2023 and interest thereon.

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

**DESCRIPTION OF THE IMMOVABLE PROPERTY: -**

**Property 4: -** ALL THAT the flat being Unit No. G-1 containing a total built up area of 735 Square feet or less (the total super built-up area in respect whereof being 979 Square feet) on the ground floor of the Block-6 named Saraswati of the building complex at the said premises and shown in the Unit Plan annexed hereto duly bordered thereon in RED. The Designated Unit is presently addressed as Holding No. 540/86 under the Baranagar Municipal Ward No. 14 in ALL THAT piece or parcel of land containing a land area of 1.43 Acre or 5786.89 Square metres more or less situate lying at and being Dag No. 531 recorded in Khatian No. 1362 (old Khatian No. 28) in Mouza Bonhoogly, J.L.No.6, being a divided and demarcated portion of municipal premises No.127 B.T. Road, Kolkata-700106 (formerly Kolkata-700035) being Holding No.540 within Baranagar Municipality under Police Station Baranagar, Sub Registrar Cossipore Dum Dum, in the district of North 24 Parganas and butted and bounded in manner following that is say:-

On the North: - Partly by Private Exclusive Road and partly by portion of Dag No.495;  
On the South: - Partly by each of Dag Nos.535, 533, 537, 538 and 530;  
On the East: - By B.K.C College Building being partly Dag No.532 and 494;  
On the West: - Partly by Dag 496, partly by the Common Road (about 300 metres distance from B.T Road), partly by each Dag Nos.2421 and 510.

**Property 5: -** ALL THAT the flat being Unit No. G-2 containing a total built up area of 695 Square feet or less (the total super built-up area in respect whereof being 926 Square feet) on the ground floor of the Block-6 named Saraswati of the building complex at the said premises and shown in the Unit Plan annexed hereto duly bordered thereon in RED. The Designated Unit is presently addressed as Holding No. 540/87 under the Baranagar Municipal Ward No. 14 in ALL THAT piece or parcel of land containing a land area of 1.43 Acre or 5786.89 Square metres more or less situate lying at and being Dag No. 531 recorded in Khatian No. 1362 (old Khatian No. 28) in Mouza Bonhoogly, J.L.No.6, being a divided and demarcated portion of municipal premises No.127 B.T. Road, Kolkata-700106 (formerly Kolkata-700035) being Holding No.540 within Baranagar Municipality under Police Station Baranagar, Sub Registrar Cossipore Dum Dum, in the district of North 24 P

