

ALCHEMIST ASSET RECONSTRUCTION COMPANY LTD

CIN No. U74999DL2002PLC117052

A-270, First & Second Floor, Defence Colony, New Delhi-110024

Email: admin@alchemistarc.com, Website: www.alchemistarc.com

E-AUCTION SALE NOTICE

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 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(s) and Guarantor(s) that the below described immovable property mortgaged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorized Officer of Alchemist Asset Reconstruction Company Limited ("Alchemist ARC"), the secured creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **23rd June 2025** for recovery of **Rs.36,00,94,247.72/ (Rupees Thirty-Six Crore Ninety-Four Thousand Two Hundred Forty-Seven and Paise Seventy-Two Only)** as on **15th December 2008** together with further interest and incidental expenses, costs, charges etc. due to the Alchemist ARC from Nik Nish Retail Ltd (hereinafter referred to as "**Borrower**") and Shri Bharat Jain, Smt. Eela Jain, Merwara Hotels Pvt. Ltd and Stuti Enclave Pvt. Ltd. (hereinafter collectively referred to as "**Guarantors**").

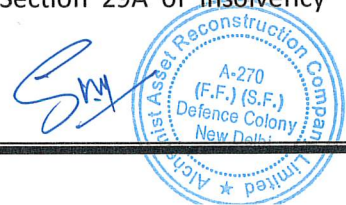
Date & Time of E-auction: 23rd June 2025 from 2.00 P.M. to 3:00 P.M.

Last Date of EMD: 18th June 2025 Upto 5:00 P.M.

Lot No.	Details of the Secured Assets	Reserve Price	EMD
Lot 1	All those the Unit No. 1-A, 1-B and 1-C each containing a super built up area of 3,180 Square Feet having total super built up area of 9,540 Sq. Ft. approximately (including 30% of Super Built up area) proportionate share in the common area on the Building of the South Western Side of the First Floor of the Building situated at the said premises No. 1, Ballygunge Park Road, PS: Ballygunge, Kolkata-700019 together with undivided 6.75% share or interest in the land comprised in the said premises alongwith other amenities attached with the said Units in the name of Stuti Enclave Pvt. Ltd.	Rs.10,49,40,000	Rs.1,04,94,000

Terms & Conditions: -

1. The assets will be sold in "as is where is", "as is what is" and "whatever there is" basis.
2. The assets will not be sold below the Reserve Price.
3. In case of single bidder, the bidder/purchaser has to bid with an increment.
4. A person is not entitled to submit its bid if such person, or any other person acting jointly or in concert with such person is ineligible as per the provisions of Section 29A of Insolvency



Bankruptcy Code, 2016 and each bidder shall be required to submit a Notarised Undertaking along with their KYC documents, declaring and confirming that bidder is not connected party of Borrower/ Promoters/ Guarantor(s)/ Mortgagor (as per draft given in Bid Document).

5. The assets shall be sold via 'E-Auction' through E-Auction Agency i.e. E-Procurement Technologies Ltd (Auction Tiger) having its office at B-705, Wall Street-II, Opp. Orient Club, Nr. Gujarat Collage, Ellis Bridge, Ahemdabad-380006 at their website/portal i.e. <https://sarfaesi.auctiontiger.net> and also on Auction Tiger Mobile App. For Support, Contact: 9265562818 / 9265562821 or support@auctiontiger.net. For more details, Contact: Shri Ram Prasad at Mobile No. 8000023297 or email at ramprasad@autiontiger.net.
6. Last date and time for submission of Bid with EMD shall be 18th June 2025 by 5 PM.
7. The e-auction sale will be held on 23rd June 2025 between 2.00 PM to 3.00 PM with auto extensions for five minutes in case bid is placed in the last five minutes before the appointed closing time. Bid increment amount will be minimum of Rs.5,00,000/-.
8. EMD amount of 10% of the Reserve Price is to be deposited in favour of **"Alchemist XLI Trust", A/c No. 048111100005279, Union Bank of India, RK Puram Branch, IFSC: UBIN0804819** through RTGS/NEFT on or before 18.06.2025 till 5.00 P.M.
9. The assets can be inspected from 3rd June 2025 to 7th June 2025 between 12 Noon to 4.00 P.M. after consulting the Authorized Officer.
10. The successful purchaser/highest bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaration of highest/successful and the balance 75% of the sale proceeds will be paid within 15 days from the date of confirmation of sale. If the successful bidder/purchaser fails to pay the sale price as stated above, the deposit made by him shall be forfeited.
11. All charges for stamp duty and registration charges, any statutory dues/rates/taxes/registration fee/miscellaneous expenses/ government dues/ dues of any authority etc. As applicable shall be borne by the successful bidder/purchaser only.
12. This is also a notice to the borrower and guarantors of the above loan about holding of auction sale on the above-mentioned date, time and venue, if their outstanding dues are not paid in full.
13. The borrower/guarantor are hereby notified to pay the sum as mentioned above along with up-to-date interest and ancillary expenses before the date of e-auction, failing which the property will be auctioned/sold and the balance dues, if any, along with interest and costs, shall be recovered from them as per applicable law.
14. For detailed Terms and Conditions / Bid Documents of the Sale, please refer to the link provided in our website i.e. www.alchemistarc.com.

For any clarification/information, interested parties may also contact the Authorised Officer of Alchemist ARC at Mobile +919650690566 or Email at suraj@alchemistarc.com.

Place: New Delhi

Date: 31st May 2025

Authorised Officer

