Alchemist
Asset Reconstruction Company Ltd

ALCHEMIST ASSET RECONSTRUCTION COMPANY LIMITED

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

BID DOCUMENT

For Public E-Auction of Secured Assets / Immovable Properties in the account of

1) Nik Nish Retail Ltd and 2) Bansilal Leisure Parks Ltd

In accordance with Security Interest (Enforcement) Rules, 2002

CONTENTS

1. PUBLIC AUCTION SALE NOTICE

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 properties mortgaged to the Secured Creditor, the possession of which, as described below, 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 16th September 2026** for recovery of Alchemist ARC's dues from the Borrower(s) & Guarantor(s). Details of pending dues, name of the Borrower(s) & Guarantor(s), Reserve Price, Earnest Money Deposit etc. are given below:

Lot Nos.	Name of the Borrower & Guarantors	Outstanding Dues as per Demand Notice u/S 13(2)	Details of the Secured Assets	Reserve Price (Indian Rs.)	EMD (Indian Rs.)
Lot 1	**Borrower**: Nik Nish Retail Ltd **Guarantors**: Shri Bharat Jain, Smt. Eela Jain, Stuti Enclave Pvt. Ltd.	Rs.36,00,94,247.72/- (Rupees Thirty-Six Crore Ninety-Four Thousand Two Hundred Forty-Seven and Paisa Seventy-Two Only) as on 15th December 2008 together with further interest and incidental expenses, costs, charges etc.	All that piece and parcel of Flat / Apartment No. 9D admeasuring 2,572 Sq. Ft., 9th Floor in the Building known as Paramount in Premises No. 25, Ballygunge Circular Road, PS: Ballygunge, Kolkata-700019 with all rights of easement, appertaining or usually held or enjoyed therewith and butted (more particularly described in Bid Document) in the name of Ms. Eela Jain. Possession Status-Symbolic	₹4,10,00,000	₹41,00,000
Lot 2	**Borrower**: Bansilal Leisure Parks Ltd **Guarantors**: Shri Bharat Jain, Bansilal Credit Pvt. Ltd	Rs.25,53,00,535.95 (Rupees Twenty-Five Crore Fifty-Three Lakh Five Hundred Thirty-Five and Ninety-Five Paise) as on 13.08.2009 with further interest, expenses and other charges thereon.	All that piece and parcel of Flat / Apartment No. 9C admeasuring 3,100 Sq. Ft., 9th Floor in Building known as Paramount in Premises No. 25, Ballygunge Circular Road, PS: Ballygunge, Kolkata-700019 with all rights of easement, appertaining or usually held or enjoyed therewith and butted (more particularly described in	₹4,90,00,000	₹49,00,000

			Bid Document) in the name of Mr. Bharat Jain. Possession Status-Symbolic		
Lot 3	NA	NA	Combined Lot for the properties mentioned in Lot No. 1 and 2	₹9,00,00,000	₹90,00,000

For detailed terms and conditions / Bid Documents of the sale, please refer to the link provided in our website i.e. www.alchemistarc.com. The assets shall be sold via 'E-Auction' through E-Auction Agency i.e. E-Procurement Technologies Ltd (Auctiontiger) 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. For Support, Contact: 9265562818 / 9265562821 or support@auctiontiger.net. For more details, Contact: Mr. Ram Prasad at Mobile No. 8000023297 or email at ramprasad@autiontiger.net. Last date and time for submission of Bid with EMD shall be **11th September 2026 by 5 PM**. The e-auction sale will be held on **16th September 2026 between 3.00 PM to 4.00 PM** with auto extensions for five minutes in case bid is placed in the last five minutes before the appointed closing time. For any clarification/information, interested parties may also contact the Authorised Officer of Alchemist ARC at Mobile +919650690566 or Email at suraj@alchemistarc.com.

The Borrower(s) / Guarantor(s), as mentioned above, may treat this notice as 30 days Sale Notice and are hereby given a last and final opportunity to discharge the liability in full as stated above within 30 days from the date of this notice failing which the assets will be sold as per terms and conditions mentioned in this Sale Notice as well as the Bid Document published in the link(s) provided above. This is without prejudice to any other rights available to Alchemist ARC under SARFAESI Act, 2002 and/or any other law in force.

Place: New Delhi **Sd/-**
Date: 11.08.2026 **Authorised Officer**

2. BACKGROUND

Nik Nish Retail Pvt. Ltd

The Company is a limited company that was incorporated under the Companies Act, 1956 on 08.03.1999. The Company operated in the retail line of business. The Directors of the Company are Mr. Bharat Jain, Ms. Eela Jain and Mr. Pawan Kumar Jain.

The Bank sanctioned a total of ₹35 Crore on 31.10.2006 as Fund and Non-Fund based facilities. Due to non-servicing of periodical interest and non-payment of monthly instalments, the account was classified as **NPA on 30.09.2008**.

Bansilal Leisure Parks Ltd

The Company is a limited company that was incorporated under the Companies Act, 1956 on 13.03.1987. The Company operated in the retail line of business. The Directors of the Company are Mr. Bharat Jain, Ms. Eela Jain and Mr. Pawan Kumar Jain.

The Bank sanctioned CC of ₹7 Crore and LC of ₹17 Crore on 11.05.2005 as Fund and Non-Fund based facilities. Due to non-servicing of periodical interest and non-payment of monthly instalments, the account was classified as **NPA on 30.09.2008**.

Thereafter, Alchemist ARC, acting in its capacity as Trustee of Alchemist XLI Trust, acquired the aforesaid financial assets of Nik Nish Retail Ltd and Bansilal Leisure Parks Ltd from State Bank of India along with all underlying rights, title, interests, securities, guarantees, and other associated rights pursuant to an Assignment Agreement dated 01.02.2025.

3. DETAILS OF IMMOVABLE SECURED ASSETS FOR SALE

Lot No.	Details of the Secured Assets/Property
Lot 1	All that the Unit No. 9D on the 9th Floor having area of 2,572 sq. ft. (approx.) which includes share in community hall measuring 87 Sq. Ft. and/or other space in the building construction on the land i.e. free hold land containing an area of 1,650 sq. mt. be the same a little more or less situate lying at and being portion of Premises No. 25, Ballygunge Circular Road, Ballygunge in the town of Calcutta, PS: Ballygunge, PIN-700019, Ward No. 69, Registration Sub-District Sealdah in the Registration District of 24 Parganas (South) in the name of Ms. Eela Jain together with perpetual and irrevocable right of passage and all rights of easement, appertaining or usually held or enjoyed therewith, butted and bounded in the following manner: On the North by - Premises No. 24/1, Ballygunge Circular Road; On the South by - Premises No. 25/A, Ballygunge Circular Road On the East by - Ballygunge Circular Road On the West by - Remaining portion of the Premises No.25, Ballygunge Circular Road Possession Status-Symbolic
Lot 2	All that the Unit No. 9C, containing an area of 3,100 sq. ft. inclusive of the area of the Servant's Quarter and the proportionate share in the common areas in the building lying on the North-Eastern side on the 9th Floor in the said Building construction on the land i.e. free hold land containing an area of 1,650 sq. mt. be the same a little more or less situate lying at and being portion of Premises No. 25, Ballygunge Circular Road, Ballygunge in the town of Calcutta, PS: Ballygunge, PIN-700019, Ward No. 69, Registration Sub-District Sealdah in the Registration District of 24 Parganas (South) in the name of Mr. Bharat Jain together with perpetual and irrevocable right of passage and all rights of easement, appertaining or usually held or enjoyed therewith, butted and bounded in the following manner: On the North by - Premises No. 24/1, Ballygunge Circular Road; On the South by - Premises No. 25/A, Ballygunge Circular Road On the East by - Ballygunge Circular Road On the West by - Remaining portion of the Premises No.25, Ballygunge Circular Road Details of Servant Quarter – All that the Servant's Quarter No. 9C and an undivided one-forth share in the adjoining Servant's Toilet Bath Room and Servant's passage on the Mezzanine between the 5th and 6th Floor of the said Building. Details of Parking Space – All that the covered parking space for one car on a part of the land and/or the building specified for Flat No. 9C in the basement of the Building. Details of Community Hall – All that undivided share or interest of 87 Sq. Ft. in the Community Hall in the Paramount Building. Possession Status-Symbolic
Lot 3	Combined Lot for the properties mentioned in Lot No. 1 and 2

4. OUTSTANDING DUES & ENCUMBRANCES

OUTSTANDING DUES

Nik Nish Retail Ltd

Rs.36,00,94,247.72/- (Rupees Thirty-Six Crore Ninety-Four Thousand Two Hundred Forty-Seven and Paisa Seventy-Two Only) as on 15.12.2008 together with further interest and incidental expenses, costs, charges etc.

Bansilal Leisure Parks Ltd

Rs.25,53,00,535.95/- (Rupees Twenty-Five Crore Fifty-Three Lakh Five Hundred Thirty-Five and Ninety-Five Paise Only) as on 13.08.2009 together with further interest and incidental expenses, costs, charges etc.

ENCUMBRANCES

To the best of the knowledge and belief of the Authorised Officer of Alchemist ARC, acting in its capacity as Trustee of **ALCHEMIST-XLI TRUST**, there are no known encumbrances, charges, or third-party interests over the Secured Assets as on date.

However, intending bidders are advised to conduct their own independent due diligence with respect to title, encumbrances, statutory dues, and all other liabilities at their own cost and risk.

5. TERMS AND CONDITIONS

1) The Authorised Officer of Alchemist Asset Reconstruction Company Limited **("Alchemist ARC")**, acting in its capacity as Trustee of **ALCHEMIST XLI TRUST**, in exercise of powers conferred under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 **("SARFAESI Act")** read with the Security Interest (Enforcement) Rules, 2002, is selling the "Secured Assets" as mentioned in **PART 3** of this Bid Document. The said "Secured Assets" are being sold on "As is Where is", "As is What is", "Whatever There is", and "Without Recourse" basis, together with all known and unknown encumbrances. The dues and encumbrances relating to, **Nik Nish Retail Ltd. and Bansilal Leisure Parks Ltd.** as known to the Authorised Officer, have been disclosed in **PART 4** of this Bid Document.

2) The Bid Document containing details of the Secured Assets and the terms and conditions of sale forming part of this Sale Notice may be obtained from the office of the Authorised Officer of Alchemist ARC situated at A-270, First & Second Floor, Defence Colony, New Delhi – 110024, during the period from **12.08.2026 to 11.09.2026**, against payment of **Rs.5,000/- (Rupees Five Thousand Only)** by way of Demand Draft / Pay Order / Electronic Fund Transfer in favour of **"ALCHEMIST XLI TRUST"**, payable at New Delhi. Interested parties may also obtain the Bid Document by contacting the Authorised Officer through Email at suraj@alchemistarc.com.

3) The Reserve Price **("RP")** & Earnest Money Deposit **("EMD")** for public auction of sale of the Secured Assets are as mentioned hereunder:

Lot No.	Details of the Secured Assets/Property	Reserve Price	EMD
Lot 1	All that piece and parcel of Flat / Apartment No. 9D admeasuring 2,572 Sq. Ft., 9th Floor in the Building known as Paramount in Premises No. 25, Ballygunge Circular Road, PS: Ballygunge, Kolkata-700019 with all rights of easement, appertaining or usually held or enjoyed therewith and butted (more particularly described in Part 3 of Bid Document) in the name of Ms. Eela Jain. Possession Status-Symbolic	₹4,10,00,000	₹41,00,000
Lot 2	All that piece and parcel of Flat / Apartment No. 9C admeasuring 3,100 Sq. Ft., 9th Floor in Building known as Paramount in Premises No. 25, Ballygunge Circular Road, PS: Ballygunge, Kolkata-700019 with all rights of easement, appertaining or usually held or enjoyed therewith and butted (more particularly described in Part 3 of Bid Document) in the name of Mr. Bharat Jain. Possession Status-Symbolic	₹4,90,00,000	₹49,00,000
Lot 3	Combined Lot for the properties mentioned in Lot No. 1 and 2	₹9,00,00,000	₹90,00,000

4) Please note that the Authorised Officer is not bound to accept the highest offer and/or any offer and reserves the right to accept or reject any or all offers without assigning any reason whatsoever. ***Bidder(s) may also note that preference shall be given to the Bid for Lot 3 (i.e. combined lot for both the properties) in case of multiple bidding and the decision of the Authorised Officer shall be final in this regard.***

5) The description of the Secured Assets is based on the mortgage created by the Borrower and/or the Guarantors for securing the dues of the Borrower. The Authorised Officer shall not be responsible for any shortfall in the area/size of the land physically available at site vis-à-vis the area mentioned in this Bid Document or for any discrepancy relating to the Secured Assets. All permissions, approvals, clearances, no-objection certificates, procedural compliances, mutations, and other requirements, if any, required for the sale and transfer of the Secured Assets shall be obtained and complied with solely by the Successful Bidder at its own cost and responsibility.

6) The interested parties may carry out their own independent due diligence in respect of the "Secured Assets" and the encumbrances/liabilities, if any, attached thereto. The Bidders shall be deemed to have inspected and approved the "Secured Assets" to their complete satisfaction and, for such purpose, the Bidders may, in their own interest and at their own cost, verify the area of the Secured Assets, details of other assets, and any other relevant information, including any litigation or legal proceedings pertaining to the Borrower or the "Secured Assets", prior to submission of the Bid(s). It shall be presumed that the Bidder has fully satisfied itself regarding the names, descriptions, particulars, quantities, qualities, specifications, area/size of land, measurements, boundaries, and abuttals of the "Secured Assets" and that the Bidder concurs with and/or admits the identity of the "Secured Assets" purchased by it, notwithstanding any discrepancy or variation upon comparison of the description contained in this Bid Document with the actual condition of the "Secured Assets". A Bidder shall be deemed to have full knowledge of all relevant documents, assets, liabilities, encumbrances, demands, statutory dues, litigations, and related matters, irrespective of whether the Bidder has inspected the "Secured Assets" or visited the site. The Authorised Officer does not make any representation or warranty with regard to the correctness, validity, adequacy, sufficiency, or otherwise of any documents or information pertaining to the "Secured Assets for Sale", including information relating to liabilities, encumbrances, or dues, which may have been relied upon by the Bidder while submitting its Bid or otherwise.

7) The Bidders shall not be entitled to claim reimbursement of any expenses incurred by them towards conducting due diligence, preparation and submission of the Bid, or for any other purpose whatsoever in connection with the proposed purchase of the "Secured Assets".

8) Any Bidder desirous of inspecting the Secured Assets may approach the Authorised Officer of Alchemist ARC, acting in its capacity as Trustee of **ALCHEMIST XLI TRUST**, during business hours on working days. The Authorised Officer reserves the right to permit or decline inspection as may be deemed appropriate. In the event inspection is permitted, the interested parties may inspect the Secured Assets at their own cost and expense, after prior intimation to and confirmation from the Authorised Officer, and such inspection shall be conducted in the presence

of the Authorised Officer or any representative authorised by the Authorised Officer to facilitate the inspection at site.

9) Interested Bidders shall submit their bids for the aforesaid assets along with the respective Earnest Money Deposit **("EMD")** by way of Electronic Fund Transfer / RTGS / NEFT in favour of **"ALCHEMIST - XLI TRUST"**, payable at New Delhi, and addressed to the Authorised Officer, Alchemist ARC, having its office at A-270, First & Second Floor, Defence Colony, New Delhi – 110024. The EMD shall be deposited on or before **11.09.2026 till 5:00 P.M.** into the following account:
Account Name: ALCHEMIST XLI TRUST
Bank: Union Bank of India
Branch: RK Puram, New Delhi
Account No.: 048111100005279
IFSC Code: UBIN0804819

Proof/receipt of the aforesaid remittance shall be enclosed along with the Bid.

10) The Secured Assets shall not be sold below the Reserve Price. The last date and time for submission of Bid(s) along with the requisite EMD shall be on or before **11.09.2026 by 5:00 P.M.**

11) The intending Bidder shall submit proof of deposit of the Earnest Money Deposit **("EMD")**, such as UTR No./Transaction Reference No., along with a request letter for participation in the E-Auction and self-attested copies of the following documents:
a) Proof of Identity (KYC) such as Government Identity Card / Voter ID / Passport, etc.;
b) Proof of Address such as Utility Bills (not older than 3 months);
c) Aadhaar Card of the Bidder;
d) PAN Card of the Bidder;
e) Valid E-mail ID;
f) Contact Number(s) (Mobile/Landline) of the Bidder;
g) Constitutional documents, in case of a business entity/corporate Bidder;
h) KYC Documents, in case of a business entity / corporate Bidder;
i) Name and above KYC documents of the Beneficial Owner(s), in case of a business entity/corporate Bidder.
j) Declaration regarding source of funds and proof.

The aforesaid documents shall be submitted to the Authorised Officer of Alchemist Asset Reconstruction Company Limited at A-270, First & Second Floor, Defence Colony, New Delhi – 110024, on or before **11.09.2026 by 5:00 P.M.**

12) The Bidders shall possess a valid E-mail ID. **A valid E-mail ID is Mandatory** for the intending Bidder, as all relevant communications, including allotment of User ID and Password by the E-Auction Agency, namely E-Procurement Technologies Limited, may be communicated through E-mail only.

13) The Eligible Bidders shall be identified by the Authorised Officer of Alchemist ARC having its office at A-270, First & Second Floor, Defence Colony, New Delhi – 110024, and the Secured Assets shall thereafter be sold through "E-Auction" conducted by the E-Auction Agency, namely **E-Procurement Technologies Limited**, having its office at B-705, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad – 380006, Gujarat, through its website/portal i.e. https://sarfaesi.auctiontiger.net. The said E-Auction Agency shall provide User ID and Password to the Eligible Bidders after due verification of PAN and other requisite details/documents submitted by such Eligible Bidder.

14) The E-Auction Sale shall be conducted on **16.09.2026 between 3:00 P.M. and 4:00 P.M.**, with an automatic extension of 5 (Five) minutes each in the event a bid is placed during the last five minutes before the scheduled closing time of the E-Auction. For technical assistance/support, interested parties may contact:
Mobile Nos.: 9265562818 / 9265562821
E-mail: support@auctiontiger.net

For further details relating to the E-Auction process, interested parties may contact Mr. Ram Prasad at Mobile No. 08000023297 or through E-mail at ramprasad@auctiontiger.net.

15) In the event no bid is received during the specified E-Auction period, the Authorised Officer of Alchemist ARC may, at its sole discretion, revise the opening price, cancel/scrap the E-Auction process, or proceed with sale through conventional mode of tendering, as may be deemed appropriate by the Authorised Officer.

16) The Authorised Officer, Alchemist ARC, and/or the E-Auction Service Provider shall not be liable to any Bidder for any interruption, delay, disruption, or non-access to the E-Auction website/portal, irrespective of the cause thereof.

17) The Bidders shall, prior to participating in the E-Auction, submit their acceptance to the terms & conditions and modalities of the E-Auction as prescribed/adopted by the E-Auction Service Provider and/or the Authorised Officer/Alchemist ARC.

18) Once submitted, a Bid shall be irrevocable and shall not be cancelled or withdrawn by the Bidder. The Bidder shall be bound to purchase the property/Secured Assets at the final bid amount submitted during the E-Auction process. Failure on the part of the Bidder to comply with any of the terms and conditions of the E-Auction mentioned herein shall result in forfeiture of the amount(s) deposited by such defaulting Bidder.

19) The Authorised Officer is not bound to accept the highest offer/bid and reserves the absolute right to accept or reject any or all offer(s)/bid(s), or to adjourn, postpone, or cancel the E-Auction without assigning any reason whatsoever. The sale shall be subject to confirmation by the Secured Creditor.

20) The Earnest Money Deposit **("EMD")** of the successful Bidder shall be retained and adjusted towards part payment of the sale consideration. The EMD of the unsuccessful Bidder(s) shall be

refunded, without interest, within 7 (Seven) working days from the date of the auction or from the date on which the account details required for refund are furnished by such Bidder(s), whichever is later.

21) The successful Bidder shall deposit 25% of the sale consideration, after adjusting the EMD already deposited, immediately on the same day of the auction or not later than the next working day. The balance 75% of the sale consideration shall be paid within 15 (Fifteen) days from the date of confirmation of sale or within such extended period as may be permitted by the Authorised Officer, at its sole discretion.

22) In the event the Successful Bidder fails to deposit 25% of the Sale Consideration within the stipulated period, the Earnest Money Deposit **("EMD")** shall stand automatically forfeited without any further act, deed, or notice on the part of the Authorised Officer. Further, in the event the Successful Bidder, after depositing 25% of the Sale Consideration, fails to pay the balance Sale Consideration within the stipulated time, the Authorised Officer shall be entitled to forfeit all amounts paid by the Successful Bidder till such date, including the amount representing 25% of the Sale Consideration and the EMD.

23) In terms of Section 194-IA of the Income Tax Act, 1961, Tax Deducted at Source **("TDS")** shall be applicable where the sale consideration is Rs.50,00,000/- (Rupees Fifty Lakh Only) or above. Accordingly, the Successful Bidder/Purchaser shall deduct applicable TDS @ 1% of the Sale Consideration and deposit the same with the Income Tax Department in the name / in favour of the owner of the concerned Secured Asset. Accordingly, only 99% of the Sale Consideration shall be remitted to the Secured Creditor in the manner prescribed hereinabove, subject to compliance with the applicable provisions of the Income Tax Act, 1961.

24) The Bidder shall duly complete the Auction Bid Form as set out in **PART 6**, together with the Declaration by the Bidder as set out in **PART 7** of this Bid Document, along with all supporting documents specified therein. The Bidder shall quote the bid amount, furnish all information called for therein, and sign and date each of the documents in the spaces provided for the purpose. Each page of the Bid Document shall be signed by the Bidder.

25) Submission of the Bid Document by a Bidder shall be deemed to constitute unconditional acceptance by such Bidder of the terms and conditions contained in this Bid Document.

26) No person shall be entitled to submit a Bid if such person, or any other person acting jointly or in concert with such person, is rendered ineligible under the provisions of Section 29A of the Insolvency and Bankruptcy Code, 2016. Each Bidder shall submit, along with its KYC documents, a notarised undertaking/declaration confirming that the Bidder is not a connected party of the Borrower/Promoters/Guarantor(s)/Mortgagor, in the format prescribed in **PART 9** of this Bid Document. The Bidder shall immediately inform the Authorised Officer if it becomes ineligible under Section 29A of the Insolvency and Bankruptcy Code, 2016 at any stage prior to completion of sale. Further, the Authorised Officer may, at its discretion, obtain an independent report to ascertain the eligibility of the Bidder in terms of Section 29A of the Insolvency and Bankruptcy Code, 2016.

27) The Bid/Offer shall be signed by the intending purchaser or by a person/persons duly authorised by the intending purchaser.

28) The Bid/Offer Form, Declaration by the Bidder, and Profile of the Bidder shall form an integral part of the Bid Document and shall not be detached from one another. No alteration, modification, or mutilation (other than filling in the blank spaces provided therein) shall be made in any of the documents forming part of the Bid.

29) The Authorised Officer reserves the right to seek further clarification(s), information, or document(s) from any Bidder, including but not limited to details regarding the source of funds proposed to be utilised for the purchase of the Secured Assets. All such clarifications/details may be recorded, and any request for clarification shall ordinarily be made in writing. Any clarification or information sought from a Bidder shall not be construed as an invitation, assurance, commitment, or obligation on the part of the Authorised Officer to enter into any agreement, arrangement, undertaking, or covenant with such Bidder.

30) During the E-Auction process, the Eligible Bidders may improve/enhance their bids by a minimum incremental amount of **Rs.2,00,000/- (Rupees Two Lakh only)** or in multiples thereof.

31) In the event of any default in payment of the entire purchase consideration for the "Secured Assets", all rights of the Successful Bidder in relation to the Secured Assets shall stand automatically forfeited, and the Successful Bidder shall thereafter have no right, title, claim, or interest whatsoever in respect of the Secured Assets. In such event, the Authorised Officer shall be entitled to sell/dispose of the Secured Assets to any other Bidder or person, on such terms and conditions and in such manner as may be deemed fit and proper.

32) Upon confirmation of the sale and compliance with the payment terms and conditions stipulated herein, the Authorised Officer, exercising powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 **("SARFAESI Act")**, shall issue a Sale Certificate/Certificate of Sale in respect of the "Secured Assets" in favour of the Successful Bidder in the prescribed format, with such modifications as the Authorised Officer may, at his sole discretion, deem fit and proper.

33) Symbolic Possession of the "Secured Assets" shall be handed over to the Successful Bidder only upon receipt of the entire sale consideration and issuance of the Sale Certificate/Certificate of Sale by Alchemist ARC. All costs, charges, and expenses incurred by the Authorised Officer, including but not limited to security expenses incurred/paid by the Authorised Officer from the date of issuance of the Letter of Confirmation of Bid till the date of handing over possession of the Secured Assets, shall be reimbursed by the Successful Bidder at the time of taking possession of the Secured Assets. The Authorised Officer does not guarantee vacant or peaceful physical possession of the Secured Assets. The Successful Bidder shall take the Secured Assets subject to the status of possession existing on the date of sale.

34) All statutory dues, taxes, cess, levies, municipal taxes, electricity dues, water charges, society charges, maintenance charges, and any other liabilities pertaining to the Secured Assets, whether known or unknown, shall be borne and paid by the Successful Bidder/Purchaser.

35) The Successful Bidder/Purchaser shall bear and pay all applicable expenses, including but not limited to stamp duty, registration charges, transfer charges, taxes, cess, levies, incidental expenses, and all other costs and expenses in connection with the sale and transfer of the “Secured Assets” in its favour, including travelling and other incidental expenses of the Authorised Officer relating to execution and registration of Sale Certificate. The Successful Bidder/Purchaser shall also execute such indemnity/undertaking in favour of the Authorised Officer and Alchemist ARC, in such form, substance, and manner as may be acceptable to the Authorised Officer and Alchemist ARC. It is expressly clarified that there shall be no implied obligation or responsibility on the part of the Authorised Officer in relation to the aforesaid matters, and it shall be the sole responsibility and obligation of the Successful Bidder/Purchaser, at its own cost and expense, to undertake and complete all acts, deeds, matters, and things necessary for completion of the sale and transfer of the Secured Assets.

36) The Successful Bidder shall bear the risk of any pending or future litigation relating to the Secured Assets and shall not be entitled to seek cancellation of sale or refund of sale consideration on such ground.

37) The Bidder(s) shall not collude with any other person or party in any manner whatsoever in relation to the bidding process. Any such collusion shall render the Bid liable for rejection and forfeiture of EMD.

38) The submission of the Bid/Offer by a Bidder shall be deemed to constitute the Bidder’s unconditional and irrevocable acceptance of all the terms and conditions contained in this Bid Document and the Public Notice for Sale.

39) Time shall be of the essence in respect of all obligations required to be performed by the Bidder under these terms and conditions, and the timelines stipulated herein shall be strictly binding upon the Bidder.

GENERAL TERMS AND CONDITIONS:

1) The Authorised Officer shall be at liberty to amend, modify, delete, or withdraw any of the terms and conditions contained herein, as may be considered necessary in light of the facts and circumstances of the case, at his sole discretion.

2) The Authorised Officer reserves the absolute right and discretion to accept or reject any or all Bid(s)/Offer(s) without assigning any reason whatsoever. In the event all Bid(s) are rejected, or the Successful Bidder fails to make payment(s) in accordance with the terms of this Bid Document, or withdraws its Bid, the Authorised Officer shall, at its sole discretion, be entitled to proceed with sale/disposal of the Secured Assets by adopting any mode permissible under the

provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 **(“SARFAESI Act”)**.

3) In the event the sale in favour of the Successful Bidder is not confirmed by the Authorised Officer for reasons other than default attributable to the Bidder, or if the sale is subsequently set aside by any Court or Tribunal of competent jurisdiction, the sale shall stand cancelled/void. In such event, the Successful Bidder shall only be entitled to refund of the Earnest Money Deposit (“EMD”) and/or the sale consideration actually paid, without any interest thereon, and shall not be entitled to claim any compensation, damages, costs, charges, or expenses whatsoever, including but not limited to expenses incurred towards investigation of title, legal due diligence, participation in the auction process, or any incidental expenses relating to the sale.

4) The Authorised Officer shall not be under any obligation to extend any timeline stipulated in this Bid Document. No extension of time shall be granted merely on the ground that the Authorised Officer has not responded to any query or furnished any clarification sought by a Bidder. However, the Authorised Officer may, at its sole discretion, modify or extend any timeline prescribed herein, and such modification/extension shall be binding on all Bidders.

5) All disputes, differences, or claims arising out of or in connection with this Bid Document and/or the E-Auction process shall, as far as possible, be resolved amicably through mutual discussions between the parties. Any dispute which cannot be resolved amicably shall be finally settled by arbitration at New Delhi in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The Chief Compliance Officer of Alchemist ARC shall act as the Sole Arbitrator. The language of the arbitration proceedings shall be English.

6. AUCTION BID FORM

ALCHEMIST ASSET RECONSTRUCTION COMPANY LIMITED
A-270 (First Floor & Second Floor), DEFENCE COLONY,
NEW DELHI-110 024,
TEL.: 91-11-46562580 – 83 FAX: 91-11-46562584,
EMAIL: admin@alchemistarc.com

PUBLIC E-AUCTION FOR SALE OF IMMOVABLE PROPERTY UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002

SR. NO.	PARTICULAR	
1.	Name of Bidder: (In Capital Letter)	
2.	Father's / Husband's Name:	
3.	Date of Birth / Incorporation & Age:	
4.	Postal Address of Bidder: (Proof to be enclosed)	
5.	Whether bidder is participating for Self or for Other(s):	
6.	If participating for other(s), furnish the details for whom participating alongwith authority letter:	
7.	Phone No.:	Landline: Mobile:
8.	Email ID of Bidder/ Participant:	
9.	Date of Submission of Auction Application:	
10.	PAN of Bidder: (copy to be enclosed)	
11.	Details of Property for Sale & Item / Lot No.:	

12.	**EMD Details:** RTGS/NEFT/Reference No.: Date of Payment: Name of Bank & Branch: EMD Amount:	
12	**Bid Amount Quoted** (In Fig. & in Words):	

DECLARATION

I/We, do hereby express my interest for participating in public auction being conducted by Authorised Officer of **Alchemist Asset Reconstruction Company Limited** acting in its capacity as trustee of **Alchemist - XLI Trust,** for purchase of the secured assets and declare that I have read, understood and agree to all the terms and conditions of Public Auction for Sale and shall abide by them. In the event of my not being declared as successful bidder in the Public Auction, the EMD amount paid by me may be returned to me.

(**Signature of the Bidder(s)**)

Note: 1. In case of multiple bidders, the details shall be given in a tabular form on a separate sheet.

7. DECLARATION BY THE BIDDER

To,
Authorised Officer,
Alchemist Asset Reconstruction Company Limited,
Acting in its capacity as **Alchemist-XLII Trust**
A-270 (First & Second Floor), Defence Colony, New Delhi-110024

Sir/Madam,

Reg.: Sale of "Secured Assets" underlying the Financial Assets of ______________________

1) I/We have carefully read, fully understood, and accepted the terms and conditions contained in the Bid Document, including the nature, condition, status, title, possession, and encumbrances, if any, relating to the "Secured Assets for Sale". I/We hereby offer to purchase the said "Secured Assets for Sale" strictly in accordance with and subject to the terms and conditions contained in the Bid Document.

2) I/We understand and acknowledge that, in the event my/our Bid/Offer is accepted, I/we shall be responsible for strict observance and performance of all terms and conditions governing the sale and acquisition of the "Secured Assets for Sale". I/We further understand that in the event of failure on my/our part to comply with or perform any of the obligations under the Bid Document, the Earnest Money Deposit ("EMD") shall be liable to forfeiture.

3) I/We further understand and agree that in the event my/our Bid/Offer is accepted and I/we fail to pay the balance sale consideration within the stipulated time, the EMD and all amounts paid by me/us towards the sale consideration shall stand forfeited in accordance with the terms and conditions of the Bid Document.

4) I/We understand and acknowledge that the Authorised Officer is not bound to accept the highest Bid/Offer or any Bid/Offer and reserves the absolute right to accept or reject any or all Bid(s)/Offer(s), postpone, cancel, or withdraw the sale process without assigning any reason whatsoever. I/We further undertake not to raise any objection or claim in the event the Authorised Officer proceeds with sale of the "Secured Assets for Sale" through any mode permissible under the provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act").

5) I/We acknowledge and agree that time shall be the essence of the Auction Sale process. I/We undertake to strictly adhere to the timelines stipulated in the Bid Document. In the event my/our Bid is accepted and I/we fail to comply with the terms and conditions of sale and/or fail to complete the transaction within the prescribed period for any reason whatsoever, the amounts deposited/paid by me/us shall be liable to forfeiture, and Alchemist ARC shall also be entitled to enforce such other rights and remedies as may be available in law, including specific performance of the contract.

6) I/We understand that the Bid/Offer submitted by me/us must be unconditional. Any conditional Bid/Offer or any Bid/Offer containing conditions contrary to the terms and conditions of the Bid Document shall be liable for summary rejection.

7) I/We hereby declare that I/we am/are not disqualified or ineligible under Section 29A of the Insolvency and Bankruptcy Code, 2016 and that I/we are not a connected party of the Borrower, Promoters, Guarantors, or Mortgagor.

8) I/We hereby confirm that the funds proposed to be utilised for purchase of the Secured Assets are from legitimate and lawful sources and shall be provided to the Authorised Officer as and when called upon to do so.

Date:
Place: **(Signature)**

8. AUTHORITY LETTER

To,
The Authorised Officer,
Alchemist Asset Reconstruction Company Ltd
A-270, First & Second Floor,
Defence Colony-110024, New Delhi

Sir/Madam,

Reg.: Authorization to participate in Auction
Ref.: Property / Lot No. ________________________________.

I/We have submitted our Bid Documents for participation in the auction initiated by you for sale of the Secured Assets in the account of ____(**"Borrower")**.

I/We hereby authorise Mr./Ms. ____________________________________, residing at ____, to participate in the auction/inter-se bidding process on my/our behalf in respect of the above-mentioned Property/Lot. I/We request you to permit the aforesaid authorised representative to participate in the auction proceedings and place bids on my/our behalf.

I/We hereby confirm and undertake that all bids/offers made by the aforesaid authorised representative during the auction process shall be binding upon me/us. I/We further authorise the said representative to sign and execute any document(s), writing(s), acknowledgement(s), declaration(s), or undertaking(s) relating to the auction process on my/our behalf and to collect the Demand Draft(s)/refund(s), if any, submitted towards Earnest Money Deposit ("EMD") upon completion of the auction process.

The specimen signature of the authorised representative is provided hereinbelow. A self-attested copy of the identity proof of the authorised representative is enclosed herewith. The authorised representative shall carry the original identity proof at the time of participation in the auction process.

Details of Authorised Representative

- Name: ________________________________
- Address: ______________________________
- Mobile No.: ___________________________
- E-mail ID: _____________________________
- ID Proof Type & No.: _____________________

Thanking you,
Yours sincerely,

……………………………….
Name & Signature of Bidder(s) / Authorised Signatory

…………………………………

Name & Signature of Authorised Representative

…………………………………

Signature of Bidder(s)/Authorised Signatory attesting the Signature of Representative

9. DECLARATION CUM UNDERTAKING

(On stamp paper of Rs.100/-)

To
Authorized Officer
Alchemist Asset Reconstruction Company Limited
(acting in its capacity as Trustee of **Alchemist XLII Trust**)
Registered address
A-270, First & Second Floor, New Delhi-110024

Sub: Declaration cum Disclosure of eligibility and undertaking by bidder required in compliance of RBI Master Directions for Asset Reconstruction Companies

FROM:

I/We, ______________________________ C/o S/o D/o _________________________ [PAN No] ________________, R/o ____, have carefully gone through the E-Auction Sale Notice dated **11.08.2026** and the Terms & Conditions governing the auction sale of the Secured Asset(s), and **hereby declare, confirm and undertake as under:**

(a) I/We am/are not an undischarged insolvent;

(b) I/We am/are not a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);

(c) No account in my/our name has been classified as non-performing asset ("NPA") in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949) or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of submission of bid;

(d) I/We am/are not under the management or control of any NPA account nor I am a promoter of any company/firm whose account has been classified as NPA and at least a period of one year has lapsed from the date of such classification till the date of submission of bid.

(e) I have not been convicted for any offence punishable with imprisonment –
  (i) for two years or more under any Act specified under the Twelfth Schedule; or
  (ii) for seven years or more under any law for the time being in force;

(f) I/We have not been prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

(g) I/We have not been and/or am a promoter or involved in the management or control of any Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;

(h) I/We am/are not subjected to any disability, corresponding to clauses (a) to (h) of section 29A of IBC,2016, under any law in a jurisdiction outside India; or

(i) I/We do not have a connected person not eligible in terms of clauses (a) to (i) of section 29A of IBC,2016.

I/We, therefore, confirm that I/We am/are eligible under the relevant provisions of law to submit Bid, participate in caution process and purchase the Secured Asset(s) and further declare that i) neither I/We nor any person connected with me are engaged in the management and control of Borrower or its associates/relatives who are eligible under the relevant provisions of law to submit Bid, participate in caution process and purchase the Secured Asset, ii) I/We shall be bind by the terms contained in the sale certificate and also issue an indemnity or such other undertaking/ letters as may be necessary to indemnify Alchemist Asset Reconstruction Company Limited and its officers/ management from future losses/ claims/ litigations/ etc. under law and iii) I confirm that my declaration and disclosure is true and correct.

DEPONENT

VERIFICATION

I/We, the deponent above, do hereby solemnly declare and affirm that the above statements given by me are true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

DEPONENT