

ALCHEMIST ASSET RECONSTRUCTION COMPANY LTD

CIN No. U74999DL2002PLC117052

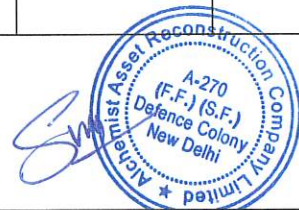
A-270, First & Second Floor, Defence Colony, New Delhi-110024

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 Alchemist Asset Reconstruction Company Limited ("**Secured Creditor**"), the Possession of which has been taken by the Authorized Officer of the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on the below mentioned dates for recovery of **Rs.36,00,94,247.72/ (Rupees Thirty-Six Crore Ninety-Four Thousand Two Hundred Forty-Seven and Paissa Seventy-Two Only) as on 15th December 2008** together with further interest and incidental expenses, costs, charges etc. due to the Secured Creditor 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**").

Lot No.	Details of the Secured Assets	Reserve Price	EMD
Last Date of EMD: 12th January 2026, Date & Time of e-Auction: 15th January 2026			
Lot 1	All that piece and parcel of Unit Nos. 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. Under Physical Possession	Rs.7,00,00,000	Rs.70,00,000
Last Date of EMD: 27th January 2026, Date & Time of e-Auction: 30th January 2026			
Lot 2	All that five storied and party six storied brick built house and messuage together with piece or parcel of revenue redeemed land on part whereof the same is erected and built containing by measurements a land area of 8 Cottahs 10 Chittacks 17 Square Feet, be the same a little more or less situate lying at and being undivided western portion of Municipal Premises No. 199, 199/1 to 199/10, Mahatma Gandhi Road (previously Harrison Road), PS: Burra Bazar, Kolkata -700007 having a super built up area of 24,500 Sq. Ft. little more or less comprised in Holding No. 327, 328 and 44 in Block No. X in the Northern Division of the City of Calcutta within the Kolkata Municipal Ward No. 42, Police Station – Burra Bazar in the name of Merwara Hotels Pvt. Ltd. Under Symbolic Possession	Rs.2,50,00,000	Rs.25,00,000



Terms & Conditions

1. The assets will be sold on an “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 a single bidder, such bidder/purchaser shall be required to place a bid with at least one increment over the Reserve Price.
4. 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 ineligible under Section 29A of the Insolvency and Bankruptcy Code, 2016. Each bidder must submit a Notarised Undertaking along with KYC documents, declaring and confirming that the bidder is not a connected party of the Borrower/ Promoters/ Guarantors/ Mortgagors (as per the format provided in the Bid Document).
5. The assets shall be sold through **e-Auction** conducted by *E-Procurement Technologies Ltd. (Auction Tiger)*, having its office at B-705, Wall Street-II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380006, via their portal <https://sarfaesi.auctiontiger.net>. For Support: 9265562818 / 9265562821 | support@auctiontiger.net. For more details, contact: Shri Ram Prasad, Mobile: 8000023297 | Email: ramprasad@auctiontiger.net
6. The e-Auction will be conducted on above respective dates between **2 PM and 3 PM**, with auto-extension of 5 minutes if a bid is placed within the last 5 minutes of the scheduled closing time. The minimum bid increment shall be Rs.5,00,000/-.
7. Bidders must deposit **EMD equivalent to 10% of the Reserve Price** 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 the last respective date as mentioned above by **5 PM**.
8. The successful purchaser/highest bidder shall deposit **25% of the sale price (inclusive of EMD)** immediately upon declaration as highest/successful bidder. The balance **75% of the sale consideration** must be paid within **15 days from the date of confirmation of sale**. In case of default, the deposit made shall be forfeited.
9. All charges including but not limited to stamp duty, registration fees, statutory dues, taxes, rates, government dues, charges of any authority, and any other incidental or miscellaneous expenses shall be borne solely by the successful purchaser.
10. This notice also serves as intimation to the borrower and guarantors of the loan that the e-Auction will be conducted on the above-mentioned date, time, and venue, in case their outstanding dues are not repaid in full.
11. For detailed Terms and Conditions/Bid Documents of the sale, please visit www.alchemistarc.com.
12. For further clarification or information, interested parties may contact the Authorised Officer of Alchemist ARC at: +919650690566, suraj@alchemistarc.com.

Place: New Delhi

Date: 24th December 2025

Sd/-
Authorised Officer

