

ASREC (India) Ltd KOLKATA
3, Abdul Hamid Street, Room No.: 3D, 3rd Floor, Kolkata-700069
Tel: 033-40037909/09, E-mail: asrec.kolkata@asrecindia.co.in

(APPENDIX IV-A)
[Refer proviso to rule 8(6) Read with Rule 9 of Security
(Enforcement) Rules, 2002]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Public 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.

Whereas, ASREC (India) Ltd. is a Securitisation and Asset Reconstruction Company (hereinafter referred to as "ASREC") acting in its capacity as Trustee of ASREC-PS 02/2024-2025 Trust vide Assignment Deed dated 26.11.2024 has acquired the secured debt with underlying securities from the original secured lender of the below mentioned borrower accounts, State Bank of India.

The undersigned being Authorized Officer of ASREC (India) Ltd. is having powers to issue this notice of sale and exercise all the powers of sale under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules framed there under hereby gives you this notice as under:-

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/charged to the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" AND "without recourse" basis on 09.03.2026, for recovery of Rs. 201,23,57,865/- (Rupees Two Hundred One Crore Twenty Three Lacs Fifty Seven Thousand Eight Hundred Sixty Five only) as on 30.09.2016 together with further interest at contractual rate, costs and other charges due to ASREC (India) Limited, Secured Creditor from:-

1. M/s. Johal & Co. (Wine Sales) Private Ltd. at Rajhans Building, 31, Judges Court Road, Suite No. 11 & 12, Alipore, Kolkata-700027. - Borrower and Guarantor.

(2) Madan's Wine Stores Private Ltd. at E-2, Bharat Bhavan, 3, Chitranjan Avenue, Kolkata-700072, Borrower and Guarantor.

(3) Madhusita Drinks Private Ltd. at Plot No. S-1, Budge Budge Industrial Estate, Pujali, Kolkata-700138. -Borrower and Guarantor.

(4) Jovick Manufacturing and Trading Private Ltd. at The Millennium, 235/2A, A.J.C. Bose Road, Kolkata-700020. -Borrower and Guarantor.

(5) R.G.Shaw & Sons Private Ltd. at 59, Dharmatala Street, Kolkata-700013. -Borrower and Guarantor.

(6) Mr. Sarbjit Singh Johal, S/o Mr. Joginder Singh Johal at 6F, Shree Niket, 11, Ahoka Road, Alipore, Kolkata-700027. - Director and Guarantor.

(7) Mr. Maninder Singh Johal S/o Mr. Joginder Singh Johal at 4F, Shree Niket, 11 Ahoka Road, Alipore, Kolkata-700027. - Director and Guarantor.

CORPORATE GUARANTORS:

(8) Skylark (Properties) Private Ltd. at 6, Hastings Park Road, Alipore, Kolkata-700027.

(9) Skylark Hotels Private Ltd. at Rajhans Building, 31, Judges Court Road, Suite No. 11 & 12, Alipore, Kolkata-700027 - Corporate Guarantor

The reserve price of the below mentioned property is Rs. 2,00,00,000/- (Rupees Two Crores Sixty Lacs only) and the Earnest Money Deposit (EMD) will be Rs. 28,00,000/- (Rupees Twenty Six Lacs only).

Description of mortgaged property:

Office Space Nos. 4W(I), 4W(II), 4W(III) admeasuring 1629 Sq. Feet on 4th floor in "The Millenium" at 235/2A, Acharya Jagadish Chandra Bose Road, P.S.-Bhowanipore, Dist.-South 24 Parganas, Kolkata-700020, Ward No. 70 under Kolkata Municipal Corporation standing in the name of Johal & Co. (Wine Sales) Pvt.Ltd.

Details of auction:

Auction Date & Time: 09.03.2026 at 11:00 A.M.

Inspection of Property: 25.02.2026 from 10 A.M. to 2 P.M.

1. Collection of Bid Forms: From 23.02.2026-10.00 A.M. to 4.00 P.M.

2. Last date & time for submission of Bid Forms: Till up to 06.03.2026-5.00 P.M.

3. Venue of Bid Forms Collection/submission & Venue of Auction & Bids opening: From the office of ASREC (India) Limited, 3 Abdul Hamid Street, 3rd floor, Room No.3D, Kolkata-700069.

4. Tender Forms can also be downloaded from the website of ASREC (INDIA) LTD. (www.asrecindia.co.in)

The Offer/tenders received by ASREC, shall be opened by the Authorized Officer at our above mentioned office address on 09.03.2026 at 11:00 A.M. wherein inter-se bidding, may take place in multiple of Rs.3,00,000/-.

TERMS AND CONDITIONS

1. The property shall not be sold below the reserve price and sale is subject to the confirmation by ASREC as a secured creditor through its Authorized Officer.

2. Public auction will be conducted by Authorized Officer of ASREC India Ltd. at their Kolkata Office.

3. Earnest Money Deposit (EMD) shall be deposited through RTGS/ NEFT fund transfer to Current Account No. 009020110001615 Name of the Bank: Bank of India Branch: SSI, Andheri East, Mumbai, Name of the Beneficiary: ASREC INDIA LIMITED, IFSC Code: BKID 0000090 OR Demand Draft favoring ASREC PS 02/2024-25 TRUST. Please note that the Cheque shall not be accepted towards EMD.

4. The Bids below reserve price and/or without EMD amount shall not be accepted. Bidders may improve their further bid amount (increment bid) in multiple of Rs.3,00,000/-.

5. The successful bidder shall deposit 25% of the bid amount/sale price (including earnest money) by the immediate next day by within Banking business hour, if the immediate next day is holiday or Sunday, then on 1st working day, failing which the Earnest Money Deposit (EMD) shall be forfeited.

6. The successful bidder will deposit balance 75% of the bid amount/sale price within next 15 days from the date of declaration of successful bidder.

7. If successful bidder fails to deposit sale price as stated above, all deposits including EMD shall be forfeited without further notice.

8. The EMD amount of unsuccessful bidders will be returned without interest, after the closure of the auction proceedings.

9. The particulars given by the Authorized Officer are stated to the best of his knowledge, belief and records. Authorized Officer shall not be responsible for any error, misstatement or omission etc.

10. The undersigned as Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or modify any terms and conditions of the sale without any prior notice or assigning any reasons.

11. The bidders should make discreet enquiries as regards to charge/ encumbrances/ statutory dues on the property and should satisfy themselves about the title, extent, quality of the property before submitting their bid. No claim of whatsoever nature regarding charges, encumbrances over the property and any other matter etc., shall be entertained after submission of the bid.

12. Details of encumbrance on the property (if any): -Not known to Secured Creditor.

13. Any arrears, charges, dues, taxes related to but not limited to VAT, GST, electricity, society, industrial authority, panchayat/municipality dues etc. on the property, whether statutory or otherwise to be borne by purchaser only.

14. All expenses related to the stamp duty and registration fees on sale of property shall be borne by the purchaser only.

15. For any query, please contact Mr. Saumendra Narayan Chaudhuri (9674134688 or 033-4003 7909) at ASREC (India) Limited, 3 Abdul Hamid Street, 3rd floor, Room No.3D, Kolkata-700069.

This 16 days' notice is being issued without prejudice to all other rights and remedies available to us in law or contract or both, in respect of the financial assistance and the right to proceed/file/continue proceedings in the Recovery Application before the Debt Recovery Tribunal

THIS NOTICE WILL ALSO SERVE AS FIFTEEN DAYS STATUTORY SALE NOTICE TO THE BORROWERS / GUARANTORS / MORTGAGORS UNDER SARFAESI ACT, 2002 AND RULES MADE THEREUNDER.

ASREC (India) Limited

Sd/-Saumendra Narayan Chaudhuri

Authorized Officer.

Date: 20.02.2026

Place: Kolkata