

ASREC (India) Limited

3, Abdul Hamid Street, Room No.3D, 3rd Floor, Kolkata - 700069

Tel: 033-40037908/09, 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") vide Assignment Deed dated 29.11.2012 has acquired the secured debt with underlying securities from the original secured lender of the below mentioned borrower account from Axis Bank.

The undersigned being Authorised 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 31.07.2026, for recovery of Rs.2,75,79,000/- (Rupees Two Crore Seventy Five Lakhs Seventy Nine Thousand only) as on 18.04.2012 together with further interest at contractual rate, costs and other charges due to ASREC (India) Limited, Secured Creditor from:-

(1) M/s Amrit Frozen Foods Pvt. Ltd., S-3/4, Zone-A, Mancheswar Industrial Estate, Bhubaneswar, Dist.- Khurda, PIN-751010.

(2) Sri Bishnu Prasad Nayak, S/o Late Keelab Chandra Nayak, N/3-280 & N-6/338, Jayadev Vihar, Nayapalli, Bhubaneswar, Dist.-Khurda, PIN-751015. - Director & Guarantor.

(3) Smt. Rasmita Nayak, W/o Sri Bishnu Prasad Nayak, N/3-280 & N-6/338, Jayadev Vihar, Nayapalli, Bhubaneswar, Dist.-Khurda, PIN-751015. - Director & Guarantor.

(4) Sri Durga Prasad Dash, S/o Late Raghunath Dash, Gopalsagar, P.O. & Dist.- Jagatsinghpur, PIN-754103. - Guarantor

The reserve price of the below mentioned property is Rs. 1,48,20,000/- (Rupees One Crore Forty Eight Lakhs Twenty Thousand only) and the Earnest Money Deposit (EMD) will be Rs. 14,82,000/- (Rupees Fourteen Lacs Eighty Two Thousand only).

Description of mortgaged property:

1500 Sq.Ft. Land with G +2 Storied Building on Plot No. N-6/338, Drawing No.BS/136/RS corresponding to khata no. 135-136) in Mouza-Jaydev Vihar, Bhubaneswar, in the name of Bishnu Prasad Nayak, Director cum Guarantor.

Details of auction:

Auction Date & Time: 31.07.2026 at 1 p.m.

Inspection of Property: 20.07.2026 from 10 a.m. to 2 p.m.

1. Collection of Bid Forms: From 21.07.2026 to 29.07.2026 - 10.00 a.m. to 4.00 p.m. (on working days)

2. Last date & time for submission of Bid Forms: Till up to 29.07.2026-4.00 p.m.

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

4. Notice is hereby given that in absence of any order of postponement, that said property shall be sold on 31.07.2026 between 1 p.m. and 3 p.m. by auction and bidding shall take place through online through the website: www.sarfaesi.auctiontiger.net. The details of authorized contact person for auction service provider is, name: Sri Ram Sharma, Mobile No. 8000823297, e-mail: ramprasad@auctiontiger.net, support@auctiontiger.net

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

The Offers/tenders received by ASREC, shall be opened by the Auction Service Provider on 31.07.2026 at 10 P.M. wherein inter-se bidding, may take place in multiple of Rs.1,50,000/-.

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. E- auction will be conducted by the service provider through the website www.sarfaesi.auctiontiger.net

3. Earnest Money Deposit (EMD) shall be deposited through RTGS / NEFT fund transfer to Current Account No. 009020110000777 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 INDIA LIMITED'. 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.1,50,000/-.

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 VAT, GST, arrear lease rent, 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 (9674134888 or 033-40037909) at ASREC (India) Limited, 3 Abdul Hamid Street, 3rd floor, Room No.3D, Kolkata-700069.

This 30 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 THIRTY DAYS STATUTORY SALE NOTICE TO THE BORROWERS / GUARANTORS/MORTGAGORS UNDER SARFAESI ACT, 2002 AND RULES MADE THEREUNDER.

Date: 30.06.2026

Place: Kolkata

For ASREC (India) Ltd
(Saumendra Narayan Chaudhuri)
Authorized Officer