



APPLICATION FOR BID AS ADVERTISED in Jansatta Hindi Newspaper and Financial Express English Newspaper, in Lucknow edition on 14.10.2026 in the A/c. of M/s. Sonika Enterprises.

1. Name of the bidder : _____

2. Address of the bidder : _____
(Attach residence proof) *

3. PAN NO. : _____
(Attach copy of PAN Card) *

4. Details of Bid offered
(Pl. Mention Lot Number) : _____

5. Bid Amount Offered : Rs. _____

6. Bid Amount negotiable
towards increase in amount : Yes/ No _____

7. Details of Earnest Money
Deposited (EMD) : Pay Order/Draft no. _____
(Favoring ASREC (India) Ltd.) : RTGS No: _____

(RTGS: ASREC-PS 03/2025-26 TRUST, Bank of India, SSI, Andheri (East), A/c No.: 009020110001646, IFSC Code: BKID0000090)

Dated _____ Amount Rs. _____

*Optional

I /We HEREBY CONFIRM THAT I/We HAVE GONE THROUGH THE OFFER DOCUMENT OF THE ASREC (INDIA) LIMITED AND UNDERTAKE TO ABIDE BY THE TERMS AND CONDITIONS OF THE OFFER (DULY SIGNED TERMS AND CONDITIONS OF SALE IS ENCLOSED)

DATED: _____

PLACE: _____ (Signature of the bidder/s)

Description of the Property as below:

Description of the Secured Assets
Property situated at Mauja Ajgain, Pargana Jhalotar Ajgain, Tehsil Hasanganj, Dist. Unnao (U.P.)

ASREC (India) Limited

Dynasty Business Park, Unit No. A-212, 2nd Floor, Andheri Kurla Road, Andheri (East), Mumbai - 400 059

Regd. Office : Solitaire Corporate Park, Bldg. No. 2, Unit No. 201, 202, Gr. Floor, Andheri Ghatkopar Link Road, Chakala Andheri (E), Mumbai 400 093, ☎ +91 22 6138 7000 ✉ asrec@asrec.co.in 🌐 www.asrecindia.co.in | CIN-U 67100 MH2003 GOI 143291



PUBLIC NOTICE FOR E-AUCTION – SALE OF IMMOVABLE PROPERTY

Under Securitisation and Reconstruction of Financial Assets and Security Interest Act Read with Rule 8(6) & Rule 9 of the Security Interest (Enforcement) Rules 2002

WHEREAS,

ASREC (India) Ltd., a company incorporated under the Companies Act, 1956 and registered with Reserve Bank of India as a Securitization and Reconstruction Company under section 3 of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002) having its Registered Office at Solitaire Corporate Park, Building No.2 – Unit No.201-202A & 200-202B, Ground Floor, Andheri Ghatkopar Link Road, Chakala, Andheri (East), Mumbai-400 093 (hereinafter referred to as “ASREC”) is the secured creditor of M/S. SONIKA ENTERPRISES (borrower) by virtue of Registered Assignment Agreement dated 30-09-2025, executed between M/s Protium Finance Limited (formerly known as Growth Source Financial Technologies Limited and prior to that it was known as Growth Source Financial Technologies Private Limited) and ASREC (India) Ltd, acting as trustee of ASREC PS 03-2025/26 TRUST through which ASREC (India) Limited has acquired the financial assets of aforesaid borrowers from Protium Finance Limited along with all rights, title and interest together with underlying security interest under Section 5 of the SARFAESI Act, 2002.

The Authorized Officer of Protium Finance Limited in exercise of powers conferred under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) and Security Interest (Enforcement) Rules, 2002, had issued a demand notice dated 12-12-2024 u/s 13(2) of the said act to M/S. SONIKA ENTERPRISES (hereinafter referred to as “the Borrower”) its co-borrowers namely MR. DURGESH KUMAR S/O. GIRJA SHANKAR / MRS. RUCHI MISHRA W/O. DURGESH KUMAR calling upon them to repay the outstanding amount to Rs. 93,15,335.64 (Ninety-Three Lacs Fifteen Thousand Three Hundred and Thirty-Five and paise Sixty-Four Only) as on 04-12-2024 together with further interest, charges, costs and expenses as stated in demand notice within 60 days in respect of the advances granted by the Protium Finance Limited to the Borrower / Guarantor/ Mortgagor

The Borrower/ Guarantors/ Mortgagers having failed to repay the outstanding dues within the stipulated period of sixty days of the demand notices issued under section 13(2) of the SARFAESI Act. and pursuant to aforesaid Assignment in favor of ASREC (India) Limited acting as trustee of ASREC PS 03-2025/26 TRUST, the Authorized Officer of ASREC (INDIA) LTD, in exercise of the powers conferred under Section 13(4) of the SARFAESI Act, read with Enforcement of Securities (Interest) Rules, 2002, took physical possession of the secured assets on 02-06-2026, more particularly described in the schedule here under.

Since the entire dues demanded by the ASREC India Limited have not been cleared by the abovementioned Borrowers / Guarantor/ Mortgagor, notice is hereby given to the public in general and Borrower(s), Guarantor(s) and Mortgagor in particular that the Authorized Officer hereby intends to sell the below mentioned secured property for recovery of dues, as per aforesaid demand u/s 13 (2) of the SARFAESI Act, after giving due credit for any payments received subsequent to the issuance of such notice. The sale shall be conducted under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and hence the tenders/bids are invited in sealed cover for the purchase of the secured property. The properties shall be sold strictly on “As is where is”, “As is what is”, “As is Whatever Condition There is” and “No Recourse basis” basis.

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Description of the Secured Assets
Property situated at Mauja Ajgain, Pargana Jhalotar Ajgain, Tehsil Hasanganj, Dist. Unnao (U.P.)
Auction Date : on 23-11-2026 between 10:00 a.m. to 12:00 p.m.
Reserve Price : Rs. 70.60 Lakh (Rs. Seventy Lakh and Sixty Thousand only)
E.M.D. : Rs. 70,600/- (Rupees Seventy Thousand Six Hundred Only)
Bid Increment : Rs. 50,000/- (Rupees Fifty Thousand Only)
Inspection of Property : on 06-11-2026 between 11:00 a.m. to 3:00 p.m.

TERMS & CONDITIONS: -

1. The particulars stated by Authorized Officer are to the best of his knowledge, belief and available records. Authorized Officer shall not be responsible for any error, mis-statement or omission etc. The intending bidders should make their own independent enquiries regarding encumbrances, title of property put on auction and claims/rights/dues affecting the property prior to submitting their bids. The e-auction notice does not constitute and shall not be deemed to constitute any commitment or any representation of ASREC. The property is being sold with all existing encumbrances whether known or unknown to ASREC. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims/ rights/views.
2. E-auction will be held for the property as stated above on "As is where is", "As is what is" and "As is Whatever Condition There is" and No Recourse basis".
3. The e-auction will be held on 23-11-2026 between 10 a.m. to 12 p.m. with unlimited auto time extension of 5 minutes each, till the sale is concluded.
4. E-auction will be conducted through "online electronic bidding" through ASREC approved service provider M/s. C1 INDIA PRIVATE LIMITED at website: <https://www.bankeauctions.com> (web portal of M/s C1 INDIA PRIVATE LIMITED.) E-auction tender document containing online e-auction bid form, declaration, General Terms and Conditions of online e-auction sale is available in websites: www.asrecindia.co.in and <https://www.bankeauctions.com>. The intending bidder shall hold a valid e-mail ID. For assistance, bidders may contact M/s. C1 India Private Limited - Mr. Bhavik Pandya, Mobile: +91 8866682937, Help Line No.: (+91- 124-4302020/ 21/ 22, + 917291981124/ 1125/ 1126, Email: gujarat@c1india.com, support@bankeauctions.com.
5. Registration of the enlisted bidders will be carried out by the service provider and the user ID or Password will be communicated to the bidders through e-mail. The bidders will be provided necessary training on e-auction free of cost. Neither ASREC nor the service provider will be responsible for any lapses/failure on the part of bidder on account of network disruptions. To ward off such incidents, bidders are advised to make all necessary arrangements such as adequate internet connectivity and alternative power back-up etc.
6. The property shall not be sold below reserve price. The sale is subject to confirmation by ASREC India Ltd, the secured creditor. Bids shall be submitted only in the prescribed format through email / online platform of M/s. C1 India Private Limited.

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7. Last date for Submission of Bid Form is 20-11-2026 up to 4.00 PM. The bid form or EMD received late for any reason whatsoever will not be entertained. Bid without EMD shall be rejected summarily.
8. The intending purchasers / bidders are required to deposit EMD amount either through NEFT / RTGS in the Account No.: 009020110001646, with Bank of India, SSI, Andheri Branch, Name of the Account / Name of the Beneficiary: of ASREC-PS 03/2025-26 TRUST, IFSC Code: BKID0000090.
9. The Bid without EMD amount and or/less than the Reserve price shall not be accepted / confirmed.
10. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part of sale consideration and the EMD of unsuccessful bidders shall be refunded in the same way. The EMD shall not bear any interest. The bidders are requested to give particulars of their bank account to facilitate prompt and proper refund.
11. The successful bidder shall immediately i.e., on the same day or not later than next working day, as the case may be, deposit 25% of the sale price (inclusive of EMD amount deposited) to the Authorized Officer and in default of such deposit, EMD will be forfeited and the property shall be sold again.
12. The balance amount of the sale price shall be paid on or before 30th day from the date of confirmation of sale, of the property or such extended period as may be agreed upon in writing between the secured creditor and successful bidder. In default of payment within above stipulated time period, the deposit shall be forfeited and the property shall be resold and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
13. The sale shall be subject to provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 & Security Interest (Enforcement) Rule 2002.
14. The interested bidders can inspect the property on 06-11-2026 from 11.00 AM to 3.00 PM. Contact Details: Mr. Jayant Pagadala (8082021016) & Mr. Vijay L Asudani (9545521975) may be contacted for any query.
15. The Authorized officer reserves absolute right to accept or reject any or all offers and/or modify any terms/conditions without assigning any reasons thereof.
16. The successful bidder would bear the charges/fees payable for GST, registration, stamp duty, registration fee, transfer charges (including transfer charges) and all incidental expenses etc. as applicable as per law.
17. The highest bid will be subject to approval of the secured creditor.
18. On compliance of the terms and condition of sale and on confirmation of the sale the Authorised Officer shall issue CERTIFICATE OF SALE in favour of the successful Bidder.

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19. This notice, under Rule 8 (6) of Security Interest (Enforcement) Rule 2002, will also serve as 30 days' notice to the borrowers / guarantors / mortgagors for sale of secured properties under SARFAESI Act and Security Interest (Enforcement) Rules on the above-mentioned date if their outstanding dues are not paid in full.

Date : 13-11-2026
Place: Mumbai

Sd/-
Authorized Officer,
ASREC (India) Ltd.



ASREC (India) Limited

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