

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED

The Authorized Officer (AO)

Of

**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED
EDELWEISS HOUSE,
OFF C.S.T. ROAD,
KALINA,
Mumbai - 400 098
(Acting in its capacity as trustee of EARC Trust SC - 364)**

BID PROCESS DOCUMENT

For

**Sale of Secured Asset of
One World Design Studio Private Limited**

Under

**Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and
the Security Interest (Enforcement) Rules, 2002 ("SARFAESI Act")**



BID DOCUMENT FOR E AUCTION

Whereas **Edelweiss Asset Reconstruction Company Limited** acting through its Authorised Officer, in exercise of its power under Section 13(4) & 13(12) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("**SARFAESI ACT**") read with Rule 6, 8 and 9 of Security Interest (Enforcement) Rules, 2002 ("**Rules**") has decided to sell through **e-Auction** the Secured Asset described hereinbelow for realization of the secured debt due to **Edelweiss Asset Reconstruction Company Limited acting in its capacity as trustee for EARC Trust SC 364 (EARC)**. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following further conditions:

Auctioneer Name	M/s Edelweiss Asset Reconstruction Company Limited (EARC) Trustee of EARC Trust SC 364, Edelweiss House, 1 st Floor, Off CST Road, Kalina, Mumbai. 400 098
Auction to be Conducted by	M/s E-Procurement Technologies Ltd -Auction Tiger B-704, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006 Gujarat (India)
Auction Schedule	Date of Auction:- October 13, 2026 Timing:- 12 NOON to 01:00 PM Auction Website :- https://bankeauctions.com
Annexures	1. Terms & conditions of e-Auction (Annexure – I) 2. Details of Bidder (Annexure – II) <u>Instruction:</u> This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://bankeauctions.com during the time of submission of the bid. 3. Declaration by Bidder (Annexure – III) <u>Instruction:</u> This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://bankeauctions.com during the time of submission of the bid. 4. Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) <u>Instruction:</u> This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website https://bankeauctions.com just after availing training on e-Auction. 5. Price Confirmation Letter by H1 Bidder (Annexure – V) <u>Instruction:</u> This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Edelweiss Asset Reconstruction Company

	Limited mentioned in the website https://bankeauctions.com immediately on completion of the bidding.
--	--

Special Instructions –

Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor EARC will be responsible for any lapses / failure on the part of the Bidder, in such cases.

INTRODUCTION

1. Edelweiss Asset Reconstruction Company Limited [EARC] is an Asset Reconstruction Company having its Registered Office at Edelweiss House, Off CST Road, Kalina, Mumbai – 400 098. Pursuant to the Assignment Agreement dated March 18, 2019 executed between Abhyudaya Co-operative Bank Limited (hereinafter referred to as the “**Assignor**”) and EARC, the Assignor has inter-alia assigned/transferred to EARC acting in its capacity as Trustee of EARC Trust SC- 364 the financial assistances granted to **One World Design Studio Private Limited** (hereinafter referred to as the “**Borrower**”) together with all underlying securities. By virtue of the said assignment, all the rights, title and interest that vested in favour of the Assignor in connection with the financial facilities advanced to the Borrower has devolved in favour of EARC being assignee of the loans. The said financial assistance is also secured by personal guarantee of Mr. Urvil Akshaya Jani (“Guarantor No.1/ Mortgagor”), Mr. Manoj Uttam Khushalani (“Guarantor No.2”), Mrs. Aashima Manoj Khushalani (“Guarantor No.3”) and Mr. Rakeshkumar Ashok Kumar Singh (“Guarantor No.4”) (hereinafter collectively referred to as the “**Guarantors**”). Thus, EARC has the absolute right, title, interest and authority to recover all the monies owed by the Borrower to the Assignor and to enforce the securities created by the Borrower/Guarantors and the Mortgagor in favor of the original lenders. Therefore, for all practical purposes, EARC would be treated as if it has stepped into the shoes of the Assignor.
2. The Authorised Officer of Assignor has issued a Demand Notice dated February 11, 2019 under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as the “**SARFAESI Act**”) read with Security Enforcement Rules, 2002 (hereinafter referred as the “**Rules**”) calling upon the Borrowers/Guarantors/Mortgagors to repay the outstanding amount mentioned in the said demand notice that is **Rs. 11,39,13,482.38/- (Rupees Eleven Crores Thirty Nine Lakhs Thirteen Thousand Four Hundred Eighty Two Rupees and Thirty Eight Paise Only)** together with further interest and charges thereon, within 60 days from February 11, 2019. The Borrower failed to repay the outstanding amount as mentioned in the said notice u/s 13(2) of the SARFAESI Act.
3. In view of the Borrower/Guarantors/Mortgagor failure to discharge their liabilities in full, the Authorised Officer of EARC being the Secured Creditor took possession of the immovable property (more particularly described hereinbelow) on November 17, 2021, under Section 13(4) of the SARFAESI Act.

4. The immovable property is now being put up for e-auction sale vide auction notice dated September 09, 2026. The said immovable property put for e-auction sale shall be hereinafter referred to as the “Secured Asset” and is described hereinafter. The date of e-auction being October 13, 2026, from 12:00 NOON to 01:00 PM.
5. The amount outstanding and liable to be paid as on July 31, 2022 by the Borrower/Guarantors/Mortgagor to the Secured Creditor is **Rs.18,15,62,990/- (Rupees Eighteen Crores Fifteen Lakhs Sixty Two Thousand and Nine Hundred Ninety Only)** together with further interest and other cost and expenses thereon till payment/realization.
6. The details of the Secured Asset of the Mortgagor put on sale are mentioned hereinafter:

BRIEF DESCRIPTION OF THE SECURED ASSET
Residential Unit No. K-3(M-3-3) admeasuring 120.63 sq. mtrs. carpet area and Unit No. K-3(P), (M 3-6) admeasuring 82.24 sq. mtrs. carpet area, both area totally admeasuring 202.87 sq. mtrs. and for exclusive use of the transferee, two terrace on 1 st floor admeasuring carpet area, 75.74 sq. mtrs. and terrace overhead i.e. above first floor admeasuring 69.88 sq. mtrs. and also garden area admeasuring 533.64 sq. mtrs. alongwith covered parking on ground floor admeasuring 605 sq. feet. in the complex known as “Nyati Chesterfield” in Nyati Chesterfield CHS Ltd. situated at Undri, Tal. Haveli, Pune – 411 028 on the land bearing Survey No. 22, Hissa No. 3/1, 3/2, 4/1, 4/2 and 9 Village Undri, Tal. Haveli, within the Registration Dist. and Sub-District of Pune city and Pune suburban. The Unit (Bungalow) consist of Ground, Stilt and 1st Upper Floor with terrace on the top of the first floor, owned by Mr. Urvil Akshaya Jani.
<i>Known Encumbrances to the best of our knowledge - With respect to the asset proposed to be put up for auction, a sum of Rs 12 lakhs as of July 2026 is outstanding towards society maintenance. Apart from the above, Property tax of Rs. 4.50 Lakhs and Electricity Dues Rs. 1 lakh is outstanding. A total of Rs 17.50 Lakhs is outstanding as of July 2026.</i> <i>The Bidders are advised to do their due diligence including contacting society, concerned authorities for ascertaining the latest position of any encumbrances, dues, penalties etc. Encumbrances do not form part of the Reserve Price.</i>

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider M/s **E-PROCUREMENT TECHNOLOGIES LTD – Auction Tiger**, on behalf of EARC acting in its capacity as Trustee of EARC Trust SC- 364 , on October 13, 2026. The Bidders shall participate in the E-auction from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by Bidders themselves. Please note that neither EARC nor E-Procurement Technologies Ltd shall be responsible for failure of internet connectivity (due to any reason whatsoever it may be) Or any other unforeseen circumstances. **In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and be able to**

participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.

2. **E-Procurement Technologies Ltd:** - Service Provider shall arrange to train the Bidder(s), without any cost. Service Provider shall acquaint the Bidder regarding the bidding process, functions and e-Auction rules. All the Bidders are required to ensure compliance regarding receipt of training before start of bid process.
3. **Property for Bid:** Sale of following Secured Asset by EARC under SARFAESI Act, 2002 r/w the Rules-

Property Description	Reserve Price	EMD
Residential Unit No. K-3(M-3-3) admeasuring 120.63 sq. mtrs. carpet area and Unit No. K-3(P), (M 3-6) admeasuring 82.24 sq. mtrs. carpet area, both area totally admeasuring 202.87 sq. mtrs. and for exclusive use of the transferee, two terrace on 1 st floor admeasuring carpet area, 75.74 sq. mtrs. and terrace overhead i.e. above first floor admeasuring 69.88 sq. mtrs. and also garden area admeasuring 533.64 sq. mtrs. alongwith covered parking on ground floor admeasuring 605 sq. feet. in the complex known as "Nyati Chesterfield" in Nyati Chesterfield CHS Ltd. situated at Undri, Tal. Haveli, Pune – 411 028 on the land bearing Survey No. 22, Hissa No. 3/1, 3/2, 4/1, 4/2 and 9 Village Undri, Tal. Haveli, within the Registration Dist. and Sub-District of Pune city and Pune suburban. The Unit (Bungalow) consist of Ground, Stilt and 1st Upper Floor with terrace on the top of the first floor, owned by Mr. Urvil Akshaya Jani.	Rs. 3,30,00,000/-	Rs. 33,00,000/-

4. **Type of Auction:** e-Auction
5. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
6. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid increment value shall be available to the bidders on their bidding screen. The bid increment value will be Rs. 2,00,000/- (Rupees Two Lakhs Only), i.e. each bid has to be increased by a minimum of Rs. 2,00,000/- (Rupees Two Lakhs Only).
7. **Bid Price:** The Bidder has to quote the total price.
8. **Procedure of e-Auctioning**

- i. **E-Form Submission:** All interested bidders need to fill online form available on e-Auction domain with necessary details.
- ii. **Online e-Auction:**
 - EARC will declare its **Opening Price (OP)**, which shall be visible to all the Bidders during the start of the e-Auction. Any bidder can start bidding in the e-Auction by submitting a bid higher than the opening price, by one increment, or higher than the opening price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
 - The **“Bid Increase Amount/Bid Incremental Value”** has been fixed in respect of the secured asset which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **“Bid Increase Amount/ Bid Incremental Value”**. The minimum bid increment shall be by **Rs. 200000 (Rupees Two Lakhs only)**.
 - If a Bidder places a bid in the last 5 minutes of closing of the e-Auction and if that bid gets accepted, then the auction’s duration shall automatically get extended for another 5 minutes, from the time that bid comes in. Please note that the auto-extension shall be for unlimited times and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-Auction, the auction shall get closed automatically without any extension. **However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.**
9. During e-Auction, if no bid is received within the specified time, EARC at its discretion may decide to scrap the e-Auction process and proceed with conventional mode of tendering.
10. The bid once submitted by the Bidder, cannot be cancelled / withdrawn and the Bidder shall be bound to buy the Secured Asset at the final bid price. **The failure on part of Bidder to comply with any of the terms and conditions of the e-auction notice and Tender Document will result in forfeiture of the amount paid by the defaulting Bidder.**
11. The Bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
 - a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by Bidder
 - c. Opening Price & Minimum Increment Value.
 - d. The bid rank of Bidder in the auction.
12. The decision of the EARC regarding declaration of Successful Bidder shall be final and binding on all the Bidders.

13. EARC shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the Successful Bidder, without assigning any reason.
14. The EARC / Service Provider shall not have any liability towards the bidders for any interruption or delay in access to the site irrespective of the cause.
15. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction in **Annexure III and IV**.
16. **Duration of Auction:** The auction of secured asset is scheduled to be conducted on day & time as specified in the e-Auction notice published in the newspapers. There will be unlimited extensions of 5 minutes duration each if any valid bid is received in last 5 minutes of the close of auction. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
17. **Successful bidder:** At the end of the E-Auction, EARC will evaluate all the bids submitted and will decide upon the successful bidder. EARC's decision will be final & binding on all the Bidders.
18. The bid document containing detailed terms and conditions can also be obtained from by sending a request at Venkatesh.Chandrasekhar@edelweissarc.in **between 09.09.2026 to 12.10.2026 between 11:00 AM to 6:00 PM.**
19. In the event that two or more bidders submit bids simultaneously on the E-Auction Platform at an identical bid amount, including at the reserve price, the determination of the successful bidder shall be made at the sole and absolute discretion of the Authorized Officer. The decision of the Authorized Officer in this regard shall be final, conclusive, and binding on all participants. No claim, objection, or dispute shall be entertained against the Authorized Officer or EARC arising out of or in connection with such determination.
20. Upon submission of the requisite bid documents and the Earnest Money Deposit ("EMD") by a bidder, any failure or omission on the part of such bidder to participate in the e-auction on the scheduled date and time, for any reason whatsoever, shall be construed as a default and breach of the terms and conditions governing the auction process. Such default shall result in the forfeiture of the entire amount deposited by the bidder, including the EMD, without any requirement of further notice or intimation. The bidder shall have no right to claim refund or raise any dispute in this regard against the Authorized Officer or EARC

Annexure-I: Terms & Conditions for E-Auction Sale

1. The e-auction sale of Secured Asset is on **“as is where is” basis, “as is what is” basis, “whatever there is” basis and “no recourse” basis** for and on behalf of the Secured Creditor viz. EARC (in its capacity as Trustee of EARC Trust – SC 364).
2. In respect of the Secured Asset, EARC has total outstanding dues is **Rs.18,15,62,990/- (Rupees Eighteen Crores Fifteen Lakhs Sixty Two Thousand and Nine Hundred Ninety Only)** as on **July 31, 2022** together with further interest and other cost and expenses thereon against financial assistance availed by M/s. One World Design Studio Private Limited/Borrower.
3. Bid document containing detailed terms and conditions of sale can be obtained from <https://bankeauctions.com> / <https://www.edelweissarc.in/PropertySale> or from Authorised Officer by sending request on Venkatesh.Chandrasekhar@edelweissarc.in on any working day from [11:00 AM] to [6:00 PM].
4. The Secured Asset shall be kept open for inspection on 15.09.2026 between 11 a.m. to 5 p.m. and the bidders are requested in their own interest, to take inspection of the Secured Asset put up for auction sale and satisfy themselves about the nature and condition of the said Secured Asset and other relevant details pertaining to the above-mentioned Secured Asset before submitting their bids. The sale is being conducted on **“as is where is” basis, “as is what is” basis, “whatever there is” basis and “no recourse” basis by EARC**. Hence the prospective bidders are advised to carry out their due diligence before submitting their bid. Statutory/Government dues if any like property taxes, sales tax, excise dues and other dues such as electricity dues, maintenance charges, transfer fees etc. if any should be ascertained by the Bidders.
5. For participating in online e-auction sale, Bid document, copies of PAN CARD, Board Resolution in case of Company and photo identification proof, address proof are required to be submitted along with Earnest Money Deposit [EMD], which is payable by way of **RTGS/NEFT** to the bank account in the name of **Edelweiss Asset Reconstruction Company Ltd**, account No. **0004103000054719 IDBI Bank**, Mittal Court, Nariman Point, Mumbai - 400 021, IFSC Code No. **IBKL00000004** on or before 5:00 PM on October 12, 2026. Once an online bid is submitted, same cannot be withdrawn. Further if any EMD is submitted by Bidder, Bidder will be required to send the UTR/Ref number of the RTGS/NEFT with a copy of cancelled cheque and also with the documents mentioned above on the e-mail id.
6. The Secured Asset shall be sold by the undersigned by way of **Electronic Public Auction on October 13, 2026** through e-Auction Agency through e-Auction Agency M/s C1 India Private Limited at their website/portal i.e. <https://bankeauctions.com> **between 12:00 Noon to 01:00 PM** with auto extension

clause, i.e. the end time of e-Auction will be extended by 5 minutes each time if bid is made before close of e-Auction.

7. The EMD will not carry any interest. EMDs of those interested bidders who have submitted the bid but do not participate in the auction or wish to withdraw from the auction process will be forfeited. EMD of the participating unsuccessful bidders will be returned within 10 working days to the same bank account used by the participant for payment of EMD.
8. The bidders may participate in the e-auction from their own office/place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer and/or the service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
9. For details, help, procedure and online training on e-auction, prospective bidders may contact as given below:

Name of Auction Agency	C1 India Private Limited
Company Address	A-201,Wall Street-2,Orient Club, Ellis Bridge, Ahmedabad - 380 006Gujarat (India)
Bidder Help Desk Numbers	+91 7291981124/ 25 / 26.
Email Id	support@bankeauctions.com ; maharashtra@c1india.com
eAuction Portal	https://bankeauctions.com
Help Desk Number	09265562821, 09265562818, 099785 91888
Email Id	arc@auctiontiger.net , support@auctiontiger.net
e-Auction Portal	https://edelweissarc.auctiontiger.net

10. The Bidder will be required to submit the bid either at or above the reserve price in the prescribed manner as mentioned in **Annexure III** along with the EMD amount.
11. The Successful Bidder will be required to deposit 25% of the sale price (including the EMD already deposited) immediately on the date of auction or not later than next working day and the balance 75% amount of the sale price is to be paid within 15 days of the confirmation of the sale. In case of failure to deposit the balance amount within the prescribed period, the amount of EMD and/or deposited amount shall stand forfeited, and no claim shall be entertained against EARC in respect thereof. The Authorized Officer shall have right to extend the period for making the balance payment post issuance of 'Confirmation of Sale Certificate' but the same does not vest any right in favor of the highest bidder to seek additional time to make the balance payment. The aforesaid right vested in favor of the Authorized Officer to grant extension of time to make the balance payment and rate of interest charged on the delay is discretionary in nature and will be exercised by the Authorized Officer only if the Authorized Officer deems it fit and necessary.

12. It is advised to complete the payment of balance sale consideration within 15 days as mentioned in aforesaid term paragraph No. 11. All the decisions of Authorised Officer in respect of extension if any, shall be binding upon the Purchaser/ Successful Bidder. In case of failure to deposit the balance amount within the prescribed period, the EMD/amount deposited till such timeline/s shall stand forfeited and no claim shall be entertained against EARC in respect thereof.
13. The Authorised Officer reserves the absolute right and discretion to accept or reject any or all Bids or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale at anytime before the commencement of auction process without prior notice and/or without assigning any reasons in respect thereof. The decision of the Authorised Officer in this regard shall be final and binding.
14. The bidders are requested in their own interests, to take inspection of the Secured Asset put up for auction and satisfy themselves about the nature and condition of the said secured Asset and other relevant details pertaining to the abovementioned Secured Asset before submitting their bids. Statutory/Government dues if any like property tax, sales tax, excise dues and other dues if any, should be ascertained by the Bidders.
15. The Bidders shall be allowed to inspect the title documents pertaining to the Secured Asset by making a request to the Authorised Officer. The inspection shall take place at EARC office in Mumbai during the due diligence period i.e. between 11 A.M. to 5 P.M.
16. The Secured Asset mentioned in the Bid Document are based on the charges/mortgages created by the Borrower and Mortgagor in favor of the Secured Creditor. Interested parties are requested to verify details of the Secured Asset.
17. The Secured Asset are being sold free from charges and encumbrances of Secured Creditor/s only.
18. Over and above the bid amount, the successful bidder would be required to bear all the necessary expenses like payment of stamp duty and registration fees for the purpose of registration of sale certificate, outstanding society maintenance dues, outstanding electricity dues, property taxes, other local taxes and incidental costs and expenses if any for transfer of title. EARC and its Authorised Officer will not be responsible for any charge, lien, encumbrance, property tax or any other dues payable to the Government or anybody with respect to the secured asset.
19. EARC or the Authorised Officer of EARC will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the Secured Asset.
20. Known encumbrances known to EARC have been mentioned hereinabove and the same shall be solely dealt with by the Successful Bidder at his own costs and expenses without any recourse to EARC. No

other pending dues on the said property/ Secured Asset as per the knowledge of Authorised Officer of EARC. However, the bidders are advised to carry out their independent due diligence before submitting their bid.

21. EARC is not aware of any other known statutory liabilities relating to the Secured Asset. If any such statutory liabilities are discovered at a subsequent stage, the same shall be solely dealt with by the Successful Bidder at his own costs and expenses.
22. The sale of the Secured Asset is subject to the terms and conditions prescribed in the SARFAESI Act and Security Interest (Enforcement) Rules, 2002 and the conditions mentioned hereinabove. Hence the bidders are advised to carefully go through the said terms and conditions before submitting their bids.
23. In case there is a discrepancy between the publications of sale notice in English and Vernacular Newspaper, then in such case the English newspaper will supersede the vernacular newspaper, and it shall be considered as the final copy, thus removing the ambiguity.
24. Fo Description of Asset: As stated above under point No. 3 of the E-Auction bidding Terms and Conditions in Annexure 1 of the Bid Process Document

Other Terms & Conditions for Sale of the Secured Asset

1. The Authorised Officer (AO) exercising the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002 is selling the Secured Asset on as is where is” basis, “as is what is” basis, “whatever there is” basis and “no recourse” basis and the same is being sold free from charges and encumbrances of the Secured Creditor only. Any other liabilities including statutory liabilities if any associated with the Secured Asset shall be borne wholly by the purchaser only.
2. The sale shall not take place below the Reserve Price. Interested buyers/Bidders can inspect the Secured Asset at the specified timings at their own cost, in the presence of the AO or a representative of the AO available at the site to facilitate the inspection. The interested buyers can, with prior appointment from AO, inspect the security documents regarding the charged Secured Asset at their own cost, at the AO’s office in the presence of the AO or a representative of the AO.
3. The interested buyers/Bidders need to file Expression of Interest (EOI) on or before **October 12, 2026**, and as closely as prescribed in **Annexure II**.
4. The interested buyers/Bidders need to submit Bid Form on or before **October 12, 2026, and** as closely as prescribed in **Annexure III**.
5. The interested buyers/Bidders need to submit Declaration by the Bidder on or before **October 12, 2026, and** as closely as prescribed in **Annexure IV**.
6. The interested buyers/Bidders need to submit receipt of training of E-Auction on or before **October 12, 2026, and** as closely as prescribed in **Annexure V**.
7. On confirmation of sale and if the terms of payment have been complied with, the AO exercising the power of sale shall issue a certificate of sale of the Secured Asset in favor of the purchaser/Successful Bidder in terms of the Security Interest (Enforcement) Rules, 2002.
8. The possession of the Secured Asset shall be handed over to the Successful Bidder on receipt of the entire purchase consideration.
9. The AO does not take any responsibility for procuring any permission, etc. as regards the dues, of any, authority established by law. The Secured Asset are being sold free from charges and encumbrances of Secured Creditor only. Hence the Bidders may carry out necessary due diligence to their satisfaction before submitting the bid.

10. The interested buyers/Bidders may carry out their own due diligence. They may also verify at their own cost and in their own interest the area of asset put up for auction and any other relevant information before submitting the Bids. They may inspect the records relating to the mortgage available with the AO with prior appointment of AO. The AO/Secured Creditor shall not be responsible for any discrepancy or shortfall in the Secured Asset.
11. A Bidder shall be deemed to have full knowledge of the relevant documents, Secured Asset etc. whether he/she inspects or visits or not.
12. All disputes arising amongst the parties shall be adjudicated according to Indian Law and the Courts in Mumbai alone shall have jurisdiction to entertain /adjudicate such disputes.
13. Nomination/endorsement by successful bidder will be permitted up to the date of confirmation of sale. The same shall be subject to legal compliance under relevant applicable laws.

**Sd/
Authorised Officer**

General Instructions for E-Auction.

Note: Bidder(s) will have to go through the Annexure uploaded on the Web Portal (<https://bankeauctions.com>) and follow the following procedures:

Note: Submission of Bid Form and other documents along with EMD shall be construed as binding bid and in case of failure to participate in the e- auction process or comply with the timelines/all the terms and conditions of the bid process documents, the EMD shall be forfeited.

- **Annexure – II:** All the Prospective Bidder(s) will have to:
 - get the printout.
 - fill it up and sign.
 - upload the scanned copy while submitting the bid.
 - Along with the KYC Documents
- **Annexure –III:** All the Prospective Bidder(s) will have to:
 - get the printout.
 - fill it up and sign.
 - upload the scanned copy while submitting the bid.
 - Affidavit in regard to Section 29(A)
- **Annexure – IV:** Just after receiving Training on e-Auction, Bidder(s) will have to:
 - get the printout.
 - fill it up and sign.
 - upload the scanned copy after receiving the training.
- **Annexure – V:** Just after the completion of e-Bidding Process, the H1 Bidder will have to:
 - get the printout.
 - fill it up and sign.
 - e-mail the scanned copy to the to the Authorised Officer, Edelweiss Asset Reconstruction Company Limited mentioned in the website <https://bankeauctions.com> immediately on completion of the bidding.

Note- Annexures II, III & IV are to be submitted on or before October 12, 2026. Annexure V to be submitted on completion of E-Auction Process.

ANNEXURE-II
DETAILS OF BIDDER

(Read the terms and conditions of sale carefully before filling-up and submitting the bid)

1.	Name(s) of Bidder (in Capital) / Name of Organization (in Capital)	
2.	Father's / Husband's Name <i>(Applicable only if the bidder is an individual)</i>	
3.	Postal Address of Bidder(s)	
4.	Phone Number and E-mail ID	
5.	Bid Amount <i>(Bid amount should be equal to or higher than the Reserve Price)</i>	
6.	EMD Amount	
7.	Bank Account details of the Bidder (Provide bank details to which the EMD has to be refunded)	Bank Name: Branch: Account Holder Name: Bank A/c No.: IFSC Code:
8.	Date of submission of bid	
9.	PAN Number	
10.	EMD remittance details*	Date of remittance: Name of Bank: Branch: A/c. No.: IFSC Code No.:

Name and Particulars of the Person or Company on whose behalf the Secured Asset(s) are to be purchased

Brief profile of the Bidder / Purchaser

I/We declare that I/We have read and understood all the above terms and conditions of auction sale and the auction notice published in the daily newspaper which are also available on the website <https://bankeauctions.com> and shall abide by them. We have further perused the relevant paper/documents and carried out my/our own due diligence. In case any information is found to be incorrect, I/we shall not hold the Authorised Officer or/and EARC Trust – SC 364 or/and EARC responsible for the same and shall not have any claim against either of them. I/We also undertake to improve my/our bid by one bid incremental value notified in the sale notice if I/We am/are the sole successful bidder.

In case our Bid for purchase of Secured asset is accepted by the Authorised Officer of Edelweiss Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust SC 364 ("EARC"), I/We am/are solely responsible for all formalities and legal obligations related to payment of stamp duty, registration of sale certificate and payment of sales tax leviable and payable as per the laws of the land on sale of Secured Asset. All the necessary taxes and expenses like stamp duty, registration expenses, sales tax, etc. for transfer of Secured asset in my/our name will be paid by me/us.

Date: _____

Place: _____

.....

(Name & Signature of the Bidder)

***Mandatory: Bidders are advised to preserve the EMD Remittance Challan.**

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website <https://bankeauctions.com> during the time of submission of the bid.

ANNEXURE-III
DECLARATION BY BIDDER (S)

To,
The Authorised Officer,
Edelweiss Asset Reconstruction Company Limited
Edelweiss House, 1st Floor,
Off C.S.T. Road, Kalina, Mumbai 400 098

Date:

Dear Madam/ Sir,

1. I/We, the bidder/s do hereby state that, I/We have read the entire terms and conditions of the sale and have understood them fully. I/We hereby unconditionally agree to abide with and to be bound by the said terms and conditions and agree to take part in the Online Auction. I/We further declare that I/We intend to purchase the Secured Asset from the Authorised Officer for our own use/business and that the information revealed by me/us in the Bid Document is true and correct to the best of my/our belief.
2. I/We declare that the EMD and other deposit towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/we further declare that upon submission of the requisite bid documents and the Earnest Money Deposit ("EMD") any failure or omission to participate in the e-auction on the scheduled date and time, for any reason whatsoever, shall be construed as a default and breach of the terms and conditions governing the auction process. Such default shall result in the forfeiture of the entire EMD amount deposited without any requirement of further notice or intimation. The bidder shall have no right to claim refund or raise any dispute in this regard against the Authorized Officer or EARC.
4. I/We further declare that the information revealed by me/us in the bid document is true and correct to the best of my/our belief. I/We understand and agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the Authorised Officer and that the Authorised Officer will be at liberty to annul the offer made to me/us at any point of time.
5. I/We understand that in the event of me/us being declared as successful bidder by the Authorised Officer in his sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of Sale. I/We also agree that if my/our bid for purchase of the asset/s is accepted by the Authorised Officer and thereafter if I/We fail to comply or act upon the terms and conditions of the sale or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfil any/all of the terms and conditions, the EMD and any other monies paid by me/us along with the bid and thereafter, is/are liable to be forfeited by the Authorised Officer.
6. I/We also agree that in the eventuality of forfeiture of the amount by Authorised Officer, the defaulting bidder shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
7. I/We also understand that the EMD of all offerer/bidders shall be retained by **Edelweiss Asset Reconstruction Company Ltd.** and returned only after the successful conclusion of the sale of the Assets. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
8. I/We am solely responsible for all formalities and legal obligations related to the payment of stamp duty, registration of sale certificate, payment of sales tax, etc. leviable and payable as per the laws of the sale of Immovable property of Secured Asset. All the necessary taxes and expenses like stamp duty, registration expenses, sales tax, etc. for transfer of Secured Assets in my/our name will be paid by me/us.
9. **I/We are not a willful defaulter and/or related to the Borrower and/or Guarantors and I/We do not fall under the categories provided under Section 29A of the Insolvency and Bankruptcy**

Code, 2016 with the Borrower Guarantor and the Secured Creditor.

10. The decision taken by Authorised Officer in all respects shall be binding on me/us.
11. I also undertake to abide by the additional conditions if announced during the auction including the announcement of correcting and/or additions or deletions of times being offered for sale.

Signature:.....

Name:.....

Address:.....

E-mail id:.....

Contact No:.....

Note: This document is required to be duly filled in and signed by the bidder and thereafter uploaded on the website <https://bankeauctions.com> during the time of submission of the bid.

AFFIDAVIT under Section 29 A

[To be submitted by each Bidder and in case the Bidder is a consortium, then to be submitted by each member of such consortium]

[To be stamped with adequate value under the Stamp Act applicable to the particular state and duly attested by Notary Public]

I, [●], son/ daughter of [●], aged about [●] years, currently residing at [●] and having Aadhaar / Passport number [●], on behalf of [●] having its registered office at [●] ("**Bidder**") pursuant to authorization dated [_____] (as enclosed herewith), do solemnly affirm and state to Edelweiss Asset Reconstruction Company Limited, wherein Edelweiss Asset Reconstruction Company Limited ("**EARC**") is acting in its capacity as the trustee of EARC Trust SC 364 as the financial creditor of One World Design Studio Pvt. Ltd. ("**Borrower/ Corporate Debtor**") as follows:

1. That I am duly authorized and competent to make and affirm this instant affidavit for and on behalf of the Bidder in terms of [*resolution of its board of directors/ power of attorney/ authorised vide partnership deed dated [●]*]. I hereby unconditionally state, submit and confirm that this affidavit is true, valid and genuine.
2. I hereby unconditionally state, submit and confirm that the Bidder is not disqualified from submitting a bid in respect of the Borrower, pursuant to the provisions of the Insolvency and Bankruptcy Code, 2016 ("**Code**").
3. I hereby state, submit and declare that neither the (i) Bidder nor (ii) any person acting jointly or in concert with the Bidder nor (iii) any person who is a connected person¹ (as defined under the provisions of the Code of (a) the Bidder or (b) any person acting jointly or in concert with the Bidder):
 - (a) is an undischarged insolvent;
 - (b) is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
 - (c) is at the time of submission of the resolution plan a person who, (i) has an account which has been classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, or (ii) controls or manages or is the promoter of a corporate debtor whose account has been, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force; and atleast a period of one year has lapsed from the date of such classification.
 - (d) has been convicted for any offence punishable with imprisonment –
 - (i) for two years or more under any statute specified under the Twelfth Schedule of the Code and two years have not passed from the date of release from such imprisonment; or

¹ As per Section 29A of the Code under Explanation I the expression "connected person" means:

(i) any person who is the promoter or in the management or control of the resolution applicant; or (ii) any person who shall be the promoter or in management or control of the business of the corporate debtor during the implementation of the resolution plan; or (iii) the holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii).

- (ii) for seven years or more under any law for the time being in force and two years have not passed from the date of release from such imprisonment.
 - (e) has been disqualified to act as a director under Companies Act, 2013;
 - (f) is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
 - (g) has been a promoter or in the management of or control of a corporate debtor² in which any preferential transaction or undervalued transaction or extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Hon'ble National Company Law Tribunal (or its appellate tribunal / court) under the Code (other than a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction which has taken place prior to the acquisition of the corporate debtor by the Bidder and the Bidder has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction);
 - (h) has executed a guarantee in favour of a creditor, in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under the Code where such guarantee has been invoked by the creditor and remains unpaid in full or part; and
 - (i) is subject to any of the aforesaid conditions under any law in a jurisdiction outside India.
4. That the Bidder unconditionally and irrevocably represents, warrants and confirms that it is eligible under the terms and provisions of Section 29A of the Code and the rules and regulations thereunder to submit a bid and that it shall provide all documents, representations and information as may be required by EARC to substantiate to its satisfaction that the Bidder is eligible under the Code and the rules and regulations thereunder to submit a bid in respect of the Corporate Debtor.
 5. That the Bidder unconditionally and irrevocably undertakes that it shall provide all data, documents and information as may be required to verify the statements made under this affidavit.
 6. That the Bidder agrees that EARC is entitled to rely on the statements and affirmations made in this affidavit for the purposes of determining the eligibility of the Bidder.
 7. That in the event any of the above statements are found to be untrue or incorrect, the Bidder unconditionally agrees to indemnify and hold harmless EARC against any losses, claims or damages incurred by EARC and all monies received by EARC from the Bidder shall stand forfeited.
 8. That the Bidder agrees and undertakes to disclose/inform forthwith, to EARC, if it becomes aware of any change in factual information in relation to it or its connected person (as defined under the Code) which would make it ineligible to submit a bid under any of the provisions of the Code, after the submission of this affidavit.
 9. That this affidavit shall be governed in accordance with the laws of India and the courts of Mumbai shall have the exclusive jurisdiction over any dispute arising under this affidavit.

² As per Section 3(8) a “corporate debtor” means a corporate person who owes a debt to any person;

SOLEMNLY AFFIRMED AT:

ON THIS THE [_____] DAY OF [_____] 2026.

DEPONENT

VERIFICATION

I, [●], the deponent above named, on behalf of [●], having registered office at [●], do hereby verify and state that the contents of the above affidavit are true to the best of my knowledge and nothing material has been concealed therein.

Verified at [●], on this the [●] day of [●] 2026.

DEPONENT

Annexure – IV
Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Edelweiss Asset Reconstruction Company Limited
Edelweiss House, 1st Floor,
Off C.S.T. Road, Kalina, Mumbai 400 098.

Subject: Confirmation regarding receipt of e- Auction Training.

Dear Madam/ Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the sale notice, Bid Document and available on the website <https://bankeauctions.com>

I/We confirm that:

1. I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in sale notice and Bid Document available on the website <https://bankeauctions.com> and also e-Auction notice published by Edelweiss Asset Reconstruction Company Ltd. in daily newspapers and unconditionally agree to them.
2. I/We also confirm that we have taken training on the on-line bidding/auction and confirm that we are fully conversant with the functionality and process.
3. I/We confirm that bank and **C 1 India Private Limited**, shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
4. I/We, hereby confirm that we will honor the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Note: This document is required to be duly filled in and signed by the bidder and thereafter upload on the website <https://bankeauctions.com> just after availing training on e-Auction

Annexure – V
Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Edelweiss Asset Reconstruction Company Limited
Edelweiss House, 1st Floor,
Off C.S.T. Road, Kalina, Mumbai 400 098.

Sub: Final bid quoted during e- Auction - Sale of Properties of Edelweiss Asset Reconstruction Company Limited

Dear Madam/ Sir,

We confirm that we have quoted the highest bid of Rs. _____/-
(Rupees _____)
for the purchase of the Secured Asset (give description of property _____)
during e-Auction of the said property held by C1 India Private Limited on _____ (date of auction).

Yours sincerely,

Signature:

Name of Bidder:

Date:

Note: This document is required to be duly filled in and signed by the H1 bidder and thereafter e-mail scanned letter to the Authorised Officer, Edelweiss Asset Reconstruction Company Limited mentioned on the website <https://bankeauctions.com>, immediately on completion of the bidding.