

APPENDIX- IV-A

[Refer proviso Rule 8(6)]

E-AUCTION NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 and Guarantor(s) that the below described immovable property mortgaged/charged to Edelweiss Asset Reconstruction Company Limited, acting in its capacity as Trustee of EARC Trust SC 364 ("**Secured Creditor**"), the physical possession of which has been taken by Authorised Officer of the Secured Creditor, will be sold on "**As is where is**", "**As is what is**", and "**Whatever there is**" on **13.10.2026** for recovery of **Rs.18,15,62,990/- (Rupees Eighteen Crores Fifteen Lakhs Sixty Two Thousand and Nine Hundred Ninety Only)** as on **31.07.2022** together with further interest and other cost/expenses being due to the Secured Creditor from the Borrower i.e. **One World Design Studio Private Limited and the Guarantors i.e. Mr. Urvil Akshaya Jani, Mr. Manoj Uttam Khushalani, Mrs. Aashima Manoj Khushalani and Mr. Rakeshkumar Ashok Kumar Singh.**

The reserve price and earnest money deposit shall be as follows:

Reserve Price (Rs. In Crores)	Earnest Money Deposit (EMD) (In Crores)	Bid Increment (Rs. In Lakhs)	Date & Time of Inspection	Date and Time of Auction
3.30	0.33	2	15.09.2026 11 a.m to 5 p.m	13.10.2026 12 Noon to 1p.m.

Description of Secured Asset

Description of 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 1st 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.

For detailed terms and conditions of the sale, please refer to the link provided in EARC's website i.e.

<https://www.edelweissarc.in/PropertySale>

For further information, you may contact through phone on Contact No. +91 8879969180/ and/or through e-mail on Venkatesh.Chandrasekhar@edelweissarc.in

Date: 09.09.26

Place : Mumbai



Edelweiss Asset Reconstruction Company Limited

Corporate Identity Number: U67100MH2007PLC174759

Registered Office: Edelweiss House, Off CST Road, Kalina, Mumbai – 400 098 | ☎ +91 22 4183 0600 | customercare@edelweissarc.in

Grievance Redressal Officer: Please visit website www.edelweissarc.in or call at ☎ +91 22 4183 0600