



Phoenix ARC Private Limited
Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of bid by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on "**AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS**", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below

Date and time of E-Auction -19-06-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)			Last date of EMD Deposit:18-06-2025
Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD
LAN: LXSHR00416-170033196 Branch: Shrirampur Borrower: Sachin Baburao Thorat Co-Borrower: Ravindra Baburav Thorat	04-05-2019 For Rs: 10,97,829/- (Rupees Ten Lakh Ninety Seven Thousand Eight Hundred & Twenty Nine Only)	S.NO. 184/1 HOUSE NO. 3/452 AT DURGANAGAR LADGAON ROAD ANAGAR 423701 MAHARASHTRA.	Reserve Price: Rs.5,75,000/- (Five Lakh Seventy Five Thousand and EMD: Rs. 57,500/- (Fifty Seven Thousand Five Hundred Only)

Terms and Conditions of E- Auction: 1.The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Sandip Ukharda Ranit 9372705454 & Sambhaji Mahadu Golainge 9665375757**, **Ishan dev 8828273231**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2.All the intending purchasers/ bidders are required to register their name in the portal mentioned above as **https://www.auctionbazaar.com/** and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3.For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4.At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pon the auction without assigning any reason therefor and without any prior notice. 5.The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6.The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.7.The prospective/intending bidder shall furnish an undertaking that he/ she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra Date : 15.05.2025

Sd/- Authorized Officer,Phoenix ARC Private Limited



भारत सरकार कारपोरेट कार्य मंत्रालय
त्वस्ति कार्पोरेट समायन प्रसंस्करण केंद्र (सी- पेस)
आई.आई.सी.ए. बिल्डिंग, 7वीं मंज़िल,
प्लॉट P-6,7,8, से.-3, आई.एम.टी. मानेसर,
गुडगाँव, हरियाणा-122050.
Email: roc.cpace@mca.gov.in

**Government of India Ministry of
Corporate Affairs Centre for
Processing Accelerated Corporate
Exit (C-PACE) IICA Building, 7th
Floor, Plot P-6,7,8, Sector-5, IMT
Manesar, Gurgaon, Haryana-122050.
Email: roc.cpace@mca.gov.in**

**FORM No. STK —6
PUBLIC NOTICE**

[Pursuant to sub-section (2) and sub-section (4) of section 248 of the Companies Act, 2013 and rule 7 of the Companies (Removal of Names of Companies from the Register of Companies) Rules, 2016]

Public Notice:ROC/C-PACE/STK-2/248(2)/2025-26/381


Date: -06/05/2025

Reference:

In the matter of striking off or removal of names of (75) companies in the state of Maharashtra (ROC-Mumbai) under section 248 of the Companies Act, 2013 in respect of:

S. No	Work Item	CIN	Company Name
1	AB3685313	U51397MH1956PTC009705	HOOSEINI METAL ROLLING MILL PRIVATE LIMITED
2	AB3623941	U29120MH1979PTC021336	HANAKA ORGANICS PRIVATE LIMITED
3	AB3305736	U65990MH1985PTC036125	YUG INVESTMENT PVT LTD
4	AB3152492	U69120MH1988PTC049892	NARAKI INVESTMENTS AND TRADING PRIVATE LIMITED
5	AB3620690	U24100MH1988PTC047396	SUJAY SYNTHORG CHEMICALS PVT LTD
6	AB3584678	U74999MH2022PTC390777	MORTECHY FINSERV PRIVATE LIMITED
7	AB3126719	U45200MH1995PTC091334	SUNIL DEVELOPERS PRIVATE LIMITED
8	AB3487553	U67120MH1995PTC087088	PLATINUM FINVEST PRIVATE LIMITED
9	AB3591932	U63010MH2001PTC134196	SAIBABA CONTAINER SERVICES PRIVATE LIMITED
10	AB3579199	U17210MH1997PTC108718	BEAUTIFUL GARMENTS PRIVATE LIMITED
11	AB3701707	U18101MH1997PTC110828	ROOP DESIGNS PRIVATE LIMITED
12	AB3461633	U74900MH2008PTC179239	SARVESH AGENCIES PRIVATE LIMITED
13	AB3340267	U45400MH2008PTC178920	SOLID REALTY COMPANY PRIVATE LIMITED
14	AB3732732	U45400MH2010PTC203681	SUBHADRA HOME DEVELOPERS PRIVATE LIMITED
15	AB3720676	U28910MH2012FTC230409	WILLIAM KING STEEL SERVICE CENTRES PRIVATE LIMITED
16	AB3586159	U45200MH2013PTC239647	SIGHT REALTY PRIVATE LIMITED
17	AB3540449	U74999MH2011PTC223164	PURPLE SQUARE ADVISORS PRIVATE LIMITED
18	AB3542501	U24100MH2013PTC245778	MY HEALTH APEX PRIVATE LIMITED
19	AB3512061	U31908MH2015PTC261412	T-SUN INDIA LED PRIVATE LIMITED
20	AB3074048	U45200MH2003PTC143098	RUSHIRAJ BUILDERS PRIVATE LIMITED
21	AB3149606	U93000MH2014PTC251912	BINDASS PARTY PRIVATE LIMITED
22	AB3695525	U45200MH2008PTC183450	KOTHARI AND KANAKIA LAND DEVELOPERS PRIVATE LIMITED
23	AB3438989	U72300MH2015PTC271005	VERANTA LABS PRIVATE LIMITED
24	AB3571894	U74120MH2016PTC272368	ASK VELOCITY LOGISTICS PRIVATE LIMITED
25	AB3664000	U92412MH2015PTC269201	FINAL CALL PRODUCTIONS PRIVATE LIMITED
26	AB3733158	U74999MH2015PTC267306	ROYAL FOREX PRIVATE LIMITED
27	AB3587203	U65999MH2016PTC288951	HUMSAFAR CHIT FUNDS PRIVATE LIMITED
28	AB3638877	U74900MH2016PTC273748	VAARUNESH OFFSHORE SERVICES PRIVATE LIMITED
29	AB3362052	U45201MH2015PTC264550	NETCEL CONSTRUCTION (INDIA) PRIVATE LIMITED
30	AB3542256	U24110MH2016PTC284668	NBCL PHARMACEUTICALS PRIVATE LIMITED
31	AB3095467	U51909MH2016PTC280797	JHAKAAS ENTERPRISES PRIVATE LIMITED
32	AB3320517	U74999MH2016OPC285122	DHAAIRINI EXPORTS (OPC) PRIVATE LIMITED
33	AB3612182	U72900MH2017PTC295112	VENN THINK LABS PRIVATE LIMITED
34	AB3536871	U72200MH2018IPTC306733	2SYNC WEB SOLUTIONS PRIVATE LIMITED
35	AB3476784	U74999MH2018PLC306706	JAYMANGALNATH NIDHI LIMITED
36	AB3571823	U74999MH2018IPTC310222	TRYCOMBAT HEALTHCARE PRIVATE LIMITED
37	AB3554720	U74999MH2018OPC309385	ONEPOINT BUSINESS ADVISORS (OPC) PRIVATE LIMITED
38	AB3695180	U80100MH2018PTC312294	MASKE BROTHERS SECURITY AND ALLIED SERVICE PRIVATE LIMITED
39	AB3749034	U74999MH2018IPTC313362	LUMICI CORPORATE SERVICES PRIVATE LIMITED
40	AB3513396	U72900MH2018PTC313388	TUNTUN EDTECH PRIVATE LIMITED
41	AB3499925	U74999MH2018IPTC313550	LUCKY BOX TECHNOLOGIES PRIVATE LIMITED
42	AB3699501	U70109MH2018IPTC308351	SHVS BUIDCON PRIVATE LIMITED
43	AB3732217	U45101MH2018IPTC317373	PRIMEPORCH REALTY PRIVATE LIMITED
44	AB3686709	U63040MH2019PTC326770	HOWZ PARTY TRAVEL PRIVATE LIMITED
45	AB3666569	U40300MH2019PTC329319	AMP CONSULTING ENGINEERS PRIVATE LIMITED
46	AB3634055	U74140MH2019OPC332289	DATA SCIENCE RACK (OPC) PRIVATE LIMITED
47	AB3458520	U65990MH2020PTC339392	WEALTHSIGNS FINTECH PRIVATE LIMITED
48	AB3385252	U74999MH2019OPC334512	INNOQVIA HEALTHCARE SOLUTIONS (OPC) PRIVATE LIMITED
49	AB3698603	U85100MH2020PTC342687	LEBRAHMA LIFESCIENCE PRIVATE LIMITED
50	AB3530615	U52205MH2020PTC341252	LET'S GO ORGANIC INDIA PRIVATE LIMITED
51	AB3565521	U74999MH2020PTC352053	TECHPRAMANIK BUSINESS SOLUTIONS PRIVATE LIMITED
52	AB3551511	U36910MH2021PTC360918	ROLLING FORWARD VENTURES PRIVATE LIMITED
53	AB3743166	U28999MH2021PTC360176	AMM INDUSTRIES PRIVATE LIMITED
54	AB3597485	U36109MH2021PTC359948	THARAM JEWELS PRIVATE LIMITED
55	AB3564818	U92199MH2021OPC362465	RAYIRATH PICTURES (OPC) PRIVATE LIMITED
56	AB3598196	U73200MH2019PTC320315	ZARGUN ELECTRONICS & SCIENCE PRIVATE LIMITED
57	AB3518341	U80301MH2021PTC364311	TWG EDUCATION PRIVATE LIMITED
58	AB3280901	U51909MH2021OPC369700	MESHARAM ORGANICS (OPC) PRIVATE LIMITED
59	AB3592222	U65990MH2022PTC386438	FINKUBER SECURITIES PRIVATE LIMITED
60	AB3493224	U45400MH2022PTC376762	WORKSTONE INFRA PRIVATE LIMITED
61	AB3150019	U72200MH2021PTC373237	COLDPRESS AI TECHNOLOGIES PRIVATE LIMITED
62	AB3407662	U52100MH2022PTC378347	NEESAN VENTURES PRIVATE LIMITED
63	AB3656192	U51909MH2022PTC389026	NUOER SPECIALITY PRIVATE LIMITED
64	AB3610836	U72900MH2022PTC391805	VISCERAL LEARNING SYSTEMS PRIVATE LIMITED
65	AB3771586	U68200MH2023PTC407132	REALTYMAX DEVELOPERS PRIVATE LIMITED
66	AB3739253	U62011MH2023PTC407499	SHIVAI SOFTWARE SOLUTIONS PRIVATE LIMITED
67	AB3597740	U25111MH2023PTC408803	AERONTEK BUSINESS CONCEPTS PRIVATE LIMITED
68	AB3587036	U25992MH2023PTC411300	GRUH STORE PRIVATE LIMITED
69	AB3572141	U85307MH2023PTC412599	BLINKWORKZ ACADEMY PRIVATE LIMITED
70	AB3180963	U70200MH2023PTC415062	GAW CAPITAL ADVISORS (INDIA) PRIVATE LIMITED
71	AB3591938	U72100MH2023PTC415267	BIOSCOMM INNOVATIONS PRIVATE LIMITED
72	AB3741196	U35201MH2024PTC422307	NOVAAIR RESOURCES PRIVATE LIMITED
73	AB3623186	U62099MH2024PTC427069	ARINEM POWER SYSTEMS PRIVATE LIMITED
74	AB3611407	U47912MH2024PTC429607	TRYLEX JUVOTECH PRIVATE LIMITED
75	AB3461144	U74909MH2025PTC441450	MALANI EQUITY RESEARCH PRIVATE LIMITED

2. Notice is hereby given that the Registrar of Companies had received applications from the above-mentioned companies under section 248(2) of the Companies Act, 2013 for removal of its/their name (s) from the register of companies either on the ground that they have failed to commence business within one year of their incorporation or on the ground that the company(ies) is/are not carrying on any business or operation for a period of two immediately preceding financial years and has/have not made any application (s) within such period for obtaining the status of a dormant company under section 455 of the Companies Act, 2013 or the company(ies) have obtained the status of dormant company/subscribers to the memorandum have not paid the subscription which they had undertaken to pay at the time of incorporation of a company and a declaration to this effect has not been filed within one hundred and eighty days of its incorporation under subsection (1) of section 10A/ have not been carrying on any business or operations, as revealed after the physical verification carried out under sub-section (9) of section 12, but it/they do not wish to continue its/their registration as companies and have, therefore, requested for removal/strike off of its/their names from the register of companies.
3. Accordingly, the Registrar of Companies proposes to remove or strike off the names of the above-mentioned companies from the Register of Companies.
4. Any person objecting to the proposed removal or striking off name of the companies from the register of companies may send his or her objection to the office address mentioned here above within thirty days from the date of publication of this notice.



ICICI Bank
Branch Office: ICICI Bank Ltd Office Number 201-B, 2nd Floor, Road No. 1
Plot No-B3, WIFI IT Park, Wagale Industrial Estate, Thane (West)- 400604

SYMBOLIC POSSESSION NOTICE

The Authorised ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice.


Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken symbolic possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

Sr. No.	Name of the Borrower(s)/ Loan Account Number	Description of Property/ Date of Symbolic Possession	Date of Demand Notice/ Amount in Demand Notice (Rs)	Name of Branch
1.	Shriram Traders/ Kundan Arun Amrutkar/ Adhikrao Keshav Amrutkar- 281705000917	Property No:- 2 CTS No.2915/1, Municipal House No. 3248, Gujrathi Gali, Opp. Jalgaon Peoples Co-Op, Bank, Mouje Parola, District Jalgaon, Maharashtra- 425111/ 09, May 2025	December 12, 2024 Rs. 6625018.00/-	Jalgaon

The above-mentioned borrower(s)/guarantor(s) is/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: May 15, 2025
Place: Jalgaon

Sincerely Authorised Signatory
For ICICI Bank Ltd.



Phoenix ARC Private Limited
Regd. Office: 3rd Floor, Wallace Tower 139-140/B/1, Crossing of Sahar Road and Western Express Highway Vile Parle (East) Mumbai-400 057 Tel: 022- 6849 2450, Fax: 022- 6741 2313
CIN: U67190MH2007PTC168303 Email: info@phoenixarc.co.in, Website: www.phoenixarc.co.in

PUBLIC NOTICE FOR E-AUCTION CUM SALE

E-Auction Sale Notice for Sale of Immovable Asset(s) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002.


Notice is hereby given to the public in general and to the borrowers/guarantors/mortgagors in particular, that the under mentioned property mortgaged to Phoenix ARC Private Limited pursuant to assignment of bid by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor)** will be sold on "**AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS**", by way of "online e-auction" for recovery of dues and further interest, charges and costs etc. as detailed below in terms of the provisions of SARFAESI Act read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002) through website : www.phoenixarc.co.in/ as per the details given below

Date and time of E-Auction -04-06-2025 11:00 Am to 02:00 Pm (with unlimited extensions of 5 minute each)			Last date of EMD Deposit:03-06-2025
Borrower(s) /Co-Borrower (s)/ Guarantor(s) / Loan Account	Demand Notice Date and Amount	Description of the Immovable property	Reserve Price, EMD
LAN: LXAU00316-170039161 Branch: Aurangabad Borrower: Somnath Suryakant Khandagale Co-Borrower: Suryakant Rambhau Khandagale	07-12-2020 For Rs: 7,20,918/- (Rupees Seven Lakh Twenty Thousand Nine Hundred & Eighteen Only)	Mikhat No - 433, S No- 301, Jaysingh Nagar, Near Hanuman Temple, Gangapur, Aurangabad, Maharashtra - 431109	Reserve Price: Rs.450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five Thousand Only)
LAN: LXAU00417-180062299 Branch: Aurangabad Borrower: Ishwar Baban Giri Co-Borrower: Lalita Ishwar Giri	07-06-2018 For Rs: 8,87,879/- (Rupees Eight Lakh Eighty Seven Thousand Eight Hundred & Seventy Nine Only)	Flat No G9, 4Th Flr,Radhakrish Appt, Near Ahilyabai Holkar Chowk Plot No 54 To 5760 To 61 Gut No 77 Satara, Aurangabad 431001 Maharashtra India	Reserve Price: Rs.450000/- (Four Lakh Fifty Thousand Only) EMD: Rs. 45000/- (Forty Five Thousand Only)

Terms and Conditions of E- Auction: 1.The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may visit to the Web Portal: <https://www.auctionbazaar.com/> of our e-Auction Service Provider, **M/s. ARCA EMART PRIVATE LIMITED** for bidding information & support, the details of the secured asset put up for e-Auction and the Bid Form which will be submitted online. The interested buyers may go through the auction terms & conditions and process on the same portal and may contact to **Sandip Ukharda Ranit 9372705454 & Sambhaji Mahadu Golainge 9665375757**, **Ishan dev 8828273231**, details available in the above mentioned Web Portal and may contact their Centralised Help Desk + 91 83709 69696, E-mail ID: contact@auctionbazaar.com. 2.All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.auctionbazaar.com/> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid. 3.For participating in the e-auction, intending purchasers/ bidders will have to submit the details of payment of refundable Earnest Money Deposit of 10% of the Reserve Price of the Secured asset along with copies of the PANCARD, Board Resolutions in case of Company and Address Proof on or before the Last date for submission of EMD mentioned above. Intending purchasers/bidders are required to submit separate EMDs for each of the Items/Properties detailed herein above. 4.At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pon the auction without assigning any reason therefor and without any prior notice. 5.The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, applicable GST on the purchase consideration, stamp duty, registration fees, etc. that is required to be paid in order to get the secured asset conveyed/delivered in his/her/its favour as per the applicable law. 6.The intending bidders should make their own independent enquiries regarding encumbrances, title of secured asset put on auction and claims/rights/dues affecting the secured assets, including statutory dues, etc prior to submitting their bid. The auction advertisement does not constitute and will not constitute any commitment or any representation of Phoenix. The authorized officer of Phoenix shall not be responsible in any way for any third-party claims/rights/due.7.The prospective/intending bidder shall furnish an undertaking that he/she is not dis-qualified as per provisions of Sec.29 (A) of Insolvency and Bankruptcy Code,2016 and failure to furnish such undertaking along with the KYC documents, shall automatically disqualify or he/she bid will be rejected.

Place : Maharashtra Date : 15.05.2025

Sd/- Authorized Officer,Phoenix ARC Private Limited



Equitas Small Finance Bank

EQUITAS SMALL FINANCE BANK LTD
{Formerly Known As Equitas Finance Ltd}
Registered Office: No.769, Spencer Plaza, 4th Floor, Phase-II,
Anna Salai, Chennai, TN - 600 002. 044-42995000, 044-42995050

SALE NOTICE FOR THE SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for the sale of immovable assets under SARFAESI Act, 2002, R/w rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrowers, Co borrowers and Guarantors that the below described immovable property mortgaged to the Secured creditor, the physical possession of which has been taken by the Authorised Officer of Equitas Small Finance Bank Ltd., will be sold on 16-06-2025 "AS IS WHERE IS" "AS IS WHAT IS CONDITION" for recovery of below mentioned amount due to Equitas Small Finance Bank Ltd., from the following borrowers.

Sr. No.	Borrower/s / Guarantor/s Name & Address Total Due + Interest from	Description of the Immovable Property
1.	Mrs. Vidya Rajendra Banait W/o Mr. Rajendra Murlidhar Banaset Flat No 11 Third Floor Kanna Soc Ganesh Uyam Shala samor old Sakheida Road Jail Road Nashik Nashik Maharashtra-422011. Also at: Room No.05 Shalanti banai bus stop near Panchank jail road Nashik Nashik Maharashtra-422011. Also at: Shop No 05 Nilambari apartment Raj Rajeshwari Mangal Karyalaya Panchank jail road Nashik Nashik Maharashtra - 422011.	All that piece and parcel of that, property bearing Survey No. 12/2/6, Plot No.6, area amt.585.00 Sq.Mtr., Survey No 12/2/8, Plot No. 8, area amt.543.53 Sq.Mtr and Survey No 12/2/10, Plot No. 10, area amt.677.32 Sq.Mtr., thereon constructed building by Konark Vihar Co-Operative Housing Society Ltd., Nashik, on which Third Floor, Flat No. 13, Built up area amt.705.00 Sq.ft i.e 65.62 Sq.Mtr, Situated at Majje Dasak, Tal. and dist. Nashik. North by Flat No 15; South by: Open Space ; East by: Common Open Land; West by: 100. Measuremnt : 705 Sq.ft. Situated at within the Sub - Registration District of Nashik and Registration District of Nashik. Together with all buildings and structure attached to the earth or permanently fastened to any/mthing attached to earth, both present and future and all easementary /mamool rights annexed thereto.
2.	Mr. Rajendra Murlidhar Banaset S/o Mr. Murlidhar Banaset Flat No 11 Third Floor Kanna Soc. Ganesh Uyam Shala Opposite Old Sakheida Road Jail Road Nashik Nashik Maharashtra-422011. Also at: Room No. 668 Ghatt Budrukhi Gatpuri Ghoti Nashik Maharashtra- 422403.	Reserve Price: Rs. 16,92,000 /-, Earnest Money Deposit: Rs. 1,69,200/- Contact Names: Sagar Chavan : 7972328475, Bharat Karnkal : 9890300522

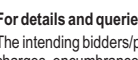
Loan Account No:- EMFNKII0026064
Claim Amount Due Rs.1558358/- as on 21-10-2022 with further interest from 22-10-2022 with monthly rest, charges and costs, etc., (Total Outstanding being Rs.1680605/- as on 05-05-2025).

Date of Auction: 16-06-2025

For details and queries on purchase and sale:
The intending bidders/purchasers are advised to visit ESFB Branch and the auction properties, and make his own enquiry and ascertain additional charges, encumbrances and any third-party interests and satisfy himself/herself in all aspects there to before submitting the bid. All statutory dues like property taxes, electricity/water dues and any other dues, if any, attached to the property to be ascertained and paid by the successful bidder. The interested bidders are required to register themselves with the portal and obtain login ID and password well in advance.
The intending purchaser/bidder is required to submit amount of the Earnest Money Deposit (EMD) by way of NEFT/RTGS/DD in the account of "Equitas Small Finance Bank Ltd", Account No-200000807725 and IFSC Code- ESFB0001001, Bhaggyam Galleria, New No. 18, Bazulla Road, T Nagar, Chennai - 600 017 drawn on any nationalized or scheduled Bank on or before 13-06-2025.
For detailed terms and conditions of the E-Auction sale, please refer to the link provided <https://www.equitasbank.com> & <https://www.bankauctions.com>

Date: 15-05-2025
Place: (Nashik), Chennai

Sd/-Authorized Officer,
Equitas Small Finance Bank Ltd



STATE BANK OF INDIA, Stressed Assets Recovery Branch, Vardhaman Building, 2nd Floor, 321/A/3, Mahatma Phule Path, Seven Loves Chowk, Shankarsheth Road, Pune - 411042. Phone No. 020 - 26446043, 26446044 Email: sbi.10151@sbi.co.in

DEMAND NOTICE

A notice is hereby given that the following Borrowers **M/S VARAD SHELTERS PRIVATE LIMITED** has defaulted in the repayment of principal and interest of the loans facility obtained by them from the Bank and the loans have been classified as **Non-Performing Assets (NPA)**. The notices were issued to them under Section 13(2) of Securitization and Re-construction of Financial Assets and Enforcement of Security Interest Act 2002 on their last known addresses, but they have been returned un-served and as such they are hereby informed by way of this public notice.

Name of Borrower	Details of Properties/ Address of Secured Assets to be Enforced	Date of Notice	Date of NPA	Amount outstanding (As on the date of Notice)
M/s Varad Shelters Private Limited, Address 1:- 33/147, Apte Colony Hingne Khurd, Vitthalwadi, City: Pune, Dist: Pune, State: Maharashtra, India, Pin: 411051, Address 2:- Varad Lake City, S. No. 21/1, Near Hanuman Mandir, Opposite Jambhulwadi Lake., City: Ambegaon Khurd, Dist: Pune, State: Maharashtra, India, Pin: 411 046 Mr. Swapnil Madhukar Dhayade, Address 1:- 3J/12, Aditya Garden City, Mumbai Banglore highway, RMD Singhad Inst, Warje, Pune, Maharashtra 411 058, Address 2:- 9, Samarth Park, New India School, Right Bhusari Colony, Kothrud, Pune-411038 Mr. Nitin Shankarrao Shinde, Address:- 33/147, Apte Colony, Hingne Khurd, Vitthalwadi, Near Modern Sweet Hingane Khurd, Pune, Maharashtra- 411 051 Mr. Prakash Marutaro Pansare, Mrs. Alkavati Prakash Pansare, Both R/o at Address:- Shreyash Hospital, Prasanna Colony, Mumbai- Agra Road, CIDCO Colony, Indira Nagar, Nashik, Maharashtra- 422 009. Mr. Mangesh Balkrishna Deokar, Address:- Grampanchayat Javal, Ambegaon Katraj, Pune 411 046. Home Br.- SBI Deccan Gymkhana, Pune (01110) EB-MSME-CC-BF-RH-A:- 38362544073	Property Address: For Project " Varad Lake City" - Registered Mortgage of all that piece and parcel of the land admeasuring area 00H- 61.16R i.e 6116 sq. mtrs. Out of land admeasuring about 01H			

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY ____ Need to fill Trustee details as per Loan number which is shared in Excel _____ (hereinafter referred to as Phoenix) pursuant to Assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor), in exercise of its powers under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT, 2002) has decided to sell through **e-Auction** the secured asset mentioned of the **ANNEXURE - I** for realization of the secured debts due to Phoenix mentioned in the sale notice **with future interest, cost, charges and other expenses till realisation of the payment mentioned in demand notices issued under section 13(2) of the SARFAESI Act, 2002** to the borrower/Co-Borrowers under SARFAESI Act, 2002. The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

Auctioneer Name	Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY ____ Need to fill Trustee details as per Loan number which is shared in Excel _____ (hereinafter referred to as Phoenix) pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation Limited-Assignor) 3 rd Floor, Wallace Towers (earlier known as Shiv Building), 139/140/B/1, Crossing of Sahar Road and Western Express Highway, Vile Parle East, Mumbai, Maharashtra – 400057, India
Auction held with the aid by	E-Auction details As per Publication copy Help Line No: As per Publication copy Help Line e-mail ID: As per Publication copy
Auction Schedule	Date of Auction: - As per Publication copy (Mentioned in Annexure – I) Timings: - As per Publication copy (Mentioned in Annexure – I) Auction Website: - As per Publication copy
Annexure	<ol style="list-style-type: none">1) Terms & conditions of e-Auction2) Soft Copy of Auction Notice published in newspapers (Annexure – I)3) Details of Bidder (Annexure – II)4) Declaration by Bidder (Annexure – III)5) KYC documents to be submitted as per the Annexure-(IV)6) Confirmation by Bidder Regarding Receipt of Training (Annexure – V)7) Price Confirmation Letter by H1 Bidder (Annexure – VI)

Special Instructions	<u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Phoenix will be responsible for any lapses / failure on the part of the bidder, in such cases.</u>
----------------------	--

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by Service Provider on behalf of Phoenix, on pre-specified date, while the bidders shall be quoting 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 failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidders and neither Phoenix nor the Service Provider shall be responsible for these 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 still be able to participate in the e-Auction successfully. However, the bidders are requested not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. The Service Provider shall arrange to train the bidder(s), without any cost. The Service Provider shall acquaint bidder regarding the bidding process, functions and e-Auction rules. All the bidders required to ensure that compliance regarding receipt of training before start of bid process.
3. **Material for Bid:** Sale of secured assets by Phoenix under SARFAESI Act, 2002.
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 as per Sale Notice and available to the bidders on their bidding screen.
7. **Bid Price:** The bidder has to quote the total price for each of the item.
8. **For other terms and conditions, please see the e-auction notice published by Phoenix**
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:**
 - Phoenix will declare its **Opening Price (OP)**, which shall be visible to all bidders during the start of the e-Auction. Please note that the Reserve price of an item in online e-Auction is open to all the participating bidders. Any bidder can start bidding, in the online e-Auction, from the above Reserve price. Hence, the first online bid that comes in the system during the online e-Auction shall be above the auction's Reserve price, by one increment and in multiples of increment specified in the sale notice. 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. In case of a sole bidder, the said bidder has to mandatorily increase one bid over and above the reserve price in compliance with Rule 9(2) of SARFAESI Act, 2002.

- The “**Bid Increase Amount**” has been fixed in respect of the secured assets 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**”.
 - Online Auction shall be open for **1 hour**. 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 **Unlimited** 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. Successful Bidder shall be required to submit the final prices quoted during the e-Auction as per Annexure after the completion of e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. During e-Auction, if no bid is received within the specified time, Phoenix at its discretion may decide to revise Opening price / scrap the e-Auction process / proceed with conventional mode of tendering.
 10. The bid once submitted, cannot be cancelled / withdrawn and the bidder shall be bound to buy the secured asset(s) 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 regarding declaration of successful bidder shall be finalized by the Authorised Officer of Phoenix.
 13. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
 14. Phoenix / Service Provider shall not have any liability towards 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.
 16. **Successful bidder:** At the end of the E-Auction, the Authorised Officer of Phoenix will evaluate all the bids submitted and thereafter declare the highest bidder in the auction sale. The decision of the Authorised Officer shall be final & binding on all the bidders.

Terms & Conditions for Sale of Secured Assets

- i) The E-Auction is being held on “**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**” condition.
- ii) The intending bidders should make their own independent enquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues affecting the secured assets, including the statutory dues, etc. prior to submitting their bid. The auction advertisement

does not constitute and will not be deemed to constitute any commitment or any representation of Phoenix. The secured assets are being sold with all the existing and future encumbrances whether known or unknown to Phoenix. The Authorised Officer of Phoenix shall not be responsible in any way for any third-party claims/rights/dues.

- iii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the secured assets and specification before submitting the bid.
- iv) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE I**, have been stated to the best of the information of the undersigned; however, undersigned shall not be responsible / liable for any error, misstatement or omission.
- v) The inspection of secured asset put on auction will be permitted to interested bidders at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.
- vi) The tender form shall be accompanied by pay order/Demand Draft drawn on a scheduled Bank in favour of "Motilal Oswal Home Finance Limited" towards Earnest Money Deposit (EMD). EMD amount can also be transferred directly to account bearing details HDFC BANK, A/C 00600340073530 IFSC Code HDFC0000060, Lower Parel branch beneficiary name as "Motilal Oswal Home Finance Limited" Transfer acknowledgement to be attached along with the tender form.

para (vi) above, the intending purchaser/ bidder is required to get the copies of following documents uploaded in the website before last date of submission of the bid(s) (as mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I) (Kindly take note that minimum offer amount cannot be less than the reserve price mentioned in the public auction notice published in the newspapers and copy of which is attached below as ANNEXURE-I below.)

1. Copy of the RTGS challan;
2. Copy of Demand Draft
3. Copy of PAN Card
4. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
5. Copy of proof of address, without which the bid is liable to be rejected.

- vii) The E-Auction will take place through web portal "<https://www.auctionbazaar.com/>" on the time specified in the E- Auction notice published in the newspaper and annexed herewith as **ANNEXURE-I**.
- viii) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by NEFT / RTGS. **The secured assets shall not be sold at and/or below the reserve price.**
- ix) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**
- x) If the dues of Phoenix together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to Phoenix are tendered by or on behalf of the borrower or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- xi) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each item(property) in the multiple of amount mentioned in **ANNEXURE-I** against the secured assets under column "**Bid Increment Amount**". The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I**.
- xii) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.auctionbazaar.com/>) online within 72 hours of the working days from the auction. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xiii) The Authorised Officer of Phoenix is not bound to accept the highest offer and the Authorised Officer of Phoenix has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction, at any stage of auction, without assigning any reason thereof.

- xiv) The successful bidder shall deposit 25 % (inclusive of EMD) of its/his offer by way of RTGS / NEFT to the account mentioned in public notice annexed as ANNEXURE – I, on the date of auction mentioned in the Sale Notice or not later than next working day before closing of banking hours, which deposit will be confirmed by Phoenix, failing which the sale would be deemed to have failed, and the EMD of the said successful bidder shall be forfeited. The balance amount of the purchase consideration is payable on or before 15th day from the date of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing by the Authorised Officer at his/her discretion. In case of failure to deposit the balance amount within prescribed period, the amount deposited by the defaulting bidder shall be forfeited and the defaulting bidder shall neither have claim on the secured asset nor on any part of the sum for which may it be subsequently sold.
- xv) The successful purchaser/bidder shall bear any statutory dues, taxes, fees payable, stamp duty, registration fees, etc. that is required to be paid in order to get the property conveyed/delivered in his/her/its favour as per the applicable law.
- xvi) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful purchaser/bidder only.
- xvii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to society or any other authority towards the transfer of the rights in its / his / her favour.
- xviii) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorised Officer shall be final. In such an eventuality, Authorised Officer of Phoenix shall in its sole discretion be entitled to call off the sale and put the secured assets to sale once again on any date and at such time.
- xix) The sale certificate shall be issued on the receipt of entire sale consideration. Sale Certificate shall be issued by Authorised Officer of Phoenix in the name of the successful bidder and/or his/her/its nominee only. Addition/deletion of name of any persons / institution shall not be possible. Compliance of all formalities and payment of the required fees as desired by the Government for transfer/delivery of the secured asset/s sold will be completely borne by the successful Bidder.

Other Terms & Conditions for Sale of Secured Asset

- The bidder shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidders.
- The bidder shall not divulge either his bid or any other exclusive details of Phoenix or to any other party.
- The Service Provider / Phoenix shall not have any liability to the bidders for any interruption or delay in access to the site irrespective of the cause.
- The Service Provider / Phoenix are not responsible for any damages, including damages that result from, but are not limited to negligence. The Service Provider will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Sd/-
Authorised Officer
Phoenix ARC Private Limited
Trustee of Phoenix Trust FY

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.auctionbazaar.com/>)

and follow the following procedures:

- **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
- **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
- **Annexure – V:** Just after receiving Training on e-Auction, Bidder(s) will have to –
 - get the printout
 - fill it up and sign
 - e-mail the scanned copy to the Authorised Officer (e-mail ID mentioned in Sale Notice) with a copy to contact@auctionbazaar.com
- **Annexure – VI:** 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 Authorised Officer (e-mail ID mentioned in the Sale Notice) with a copy to contact@auctionbazaar.com

Annexure -I

Auction Notice(Publication Draft)

ANNEXURE-II
DETAILS OF BIDDER

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

1. Name(s) of Bidder (in Capital) :

(In case the bidder is an entity,
constitution of such entity and
representative capacity supported with
authorization to be submitted)
2. Father's/Husband's Name :
3. Postal Address of Bidder(s) :
4. Phone/Cell Number and :
E-mail ID
5. Bank Account details to which
EMD amount to be returned :
 - i) Bank A/c. No. :
 - ii) IFSC Code No. :
 - iii) Branch Name :
6. Date of submission of bid :
7. PAN Number :
8. Property Item No. :
9. Whether EMD remitted : Yes/No.
10. EMD remittance details* : Date of remittance _____
: Name of Bank _____
: Branch _____
: A/c. No. _____
: IFSC Code No. _____
12. Bid Amount quoted : _____ (Rupees _____

_____)

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 and the tender document which are also available in the website : <https://www.auctionbazaar.com/> and shall abide by 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.

.....
(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 in the website : <https://www.auctionbazaar.com/> during the time of submission of the bid.

Annexure III
Declaration from Bidder /Buyer*

Date:

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),**

Trustee of Phoenix Trust-FY

Dear Sir/Madam,

Subject: Payment under auction dated Auction Date _____/ private treaty sale

Ref: Deposit of Rs. EMD Details_-made by me through cheque/DD/RTGS/NEFT no vide _____ on __/__/____ being highest bidder buyer for auction held on Auction Date.....

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared highest bidder vide letter dated _____ / I am buying _____ (property details)
- The source of the amount being paid by me is Amount deposits details i.e cheque/neft

- My PAN is _____ (copy of which is attached) / I do not have a PAN hence I am attaching herewith Form 60 along with KYC documents.
(Strike out whichever is not applicable)

- I am responsible for declaring the same in my Income tax return.
- I am not politically exposed person
- I have not violated any provision of Foreign Exchange Management Act
- I have not received notice from Directorate of Enforcement.
- I do not have any account in the name of individuals / entities (buyers of secured assets / vendors /security receipt investors) appearing in the lists of _____ individuals and entities, suspected of having terrorist links, which are approved by and periodically circulated by the United Nations Security Council (UNSC).

The details of the two lists are as under:

- o The "ISIL (Da'esh) & Al-Qaida Sanctions List", established and maintained pursuant to Security Council resolutions 1267/1989/2253, which includes names of individuals and entities associated with the Al-Qaida is available at (<https://scsanctions.un.org/ohz5jen-alqaida.html>)
- o The "Taliban Sanctions List", established and maintained pursuant to Security Council resolution 1988 (2011), which includes names of individuals and entities associated with the Taliban is available at (<https://scsanctions.un.org/3ppp1en-taliban.htm>)

I / We hereby further declare:

1. I hereby unconditionally state, submit and confirm that I am not disqualified from purchasing the immovable property owned by _Borrower property details_____ ("Mortgagor") mortgaged in favour of Phoenix ARC Private Limited (Trustee of Phoenix Trust- FY _____) ("Phoenix") in the loan account of _____ ("Borrower"), pursuant to the provisions Section 29A of The Insolvency and Bankruptcy Code, 2016 ("IBC") and/or otherwise._

2. I hereby state, submit and declare that none of: (a) the Bidder / Buyer, being the Proposed Investor; (b) any other person acting jointly or in concert with the Bidder / Buyer:
 - a) is an undischarged insolvent;
 - b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India ("RBI") issued under the Banking Regulation Act, 1949 (the "BR Act");
 - c) at the time of investing and subscribing to the security receipts, has an account or an account of the Borrower which is under management or control of such person(s) or of whom such person(s) is a promoter, classified as non-performing asset in accordance with the guidelines of the RBI issued under the BR Act or the guidelines of a financial sector regulator issued under any other law for the time being in force;
 - d) has been convicted for any offence punishable with imprisonment:
 - (i) for 2 (two) years or more under any Act specified under the Twelfth Schedule of the IBC; or
 - (ii) for 7 (seven) years or more under any law for the time being in force.
 - e) is disqualified to act as a director under the Companies Act, 2013;
 - f) is prohibited by the Securities and Exchange Board of India ("SEBI") from trading in securities or accessing the securities markets;
 - g) has been a promoter or in the management or control of a Borrower in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place;
 - h) has executed a guarantee in favour of a creditor in respect of a Borrower against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
 - i) is subject to any disability, corresponding to abovementioned clauses (a) to (h) above, under any law in a jurisdiction outside India;
 - j) has a connected person not eligible under the abovementioned clauses (a) to (i). A list of all the connected persons is set out in Annexure hereto.
3. I, hereby state and confirm that the Bidder / Buyer and each of its Affiliates are not Related Parties (as defined in the Companies Act, 2013 (as amended from time to time) and any other applicable law for the time being in force) of the Borrower.
 4. I hereby undertake and confirm that I shall immediately intimate Phoenix, and in no event more than 5 (five) days, in the event the Bidder / Buyer or any of its Affiliates qualify to be Related Parties of the Borrower at any time.
 5. I irrevocably and unconditionally submit to the Phoenix, that the list of the connected persons set out in Annexure I hereto is exhaustive in all respects and the names of all the connected persons have been set out thereunder without any omission whatsoever.
 6. I submit to the Phoenix, that the Bidder / Buyer unconditionally and irrevocably agrees and undertakes that it shall make full disclosure in respect of itself and all its connected persons.

7. I submit that, as and when any of the statements made hereunder are invalid, incorrect or misrepresented by us/ any other person acting in jointly or in concert with us, I agree that such an event shall be considered to be a breach of the terms and hold the Bidder / Buyer ineligible.
8. I agree and acknowledge that Phoenix is entitled to rely on the statements and affirmations made in this declaration for the purposes of determining the eligibility and assessing, agreeing and issuing the No Objection for sale in favour of the Bidder / Buyer.
9. I, unconditionally and irrevocably undertake, that we shall provide all data, documents and information as may be required to verify the statements made under this declaration, to the satisfaction of Phoenix.
10. I agree that in the event any of the above statements are found to be untrue or incorrect, then the Bidder / Buyer unconditionally agrees to indemnify and hold harmless the Phoenix against any losses, claims or damages incurred by the Phoenix, as the case may be, on account of such ineligibility of the Bidder / Buyer.

Signature:

Name of the Bidder / Buyer / Depositor:

*If the Source of fund is through some Third Party other than the Bidder / Buyer, this declaration is to be obtained from such third party as well

Annexure-IV

KYC Documents for bidder to be submitted as per the below mentioned list:

For Individuals

	Documents
Proof of identity	<p>one copy of any one of the following:</p> <ul style="list-style-type: none"> • PAN card • Passport • Driving License • Aadhaar Card • Voter's Identity Card • Job Card issued by NREGA duly signed by an officer of State Government • Letter issued by the National Population Register Certificate or permission from regulator for investment/remittance in India.
Proof of address	<p>One copy of any one of the following containing addresses (if address not mentioned in identity proof):</p> <ul style="list-style-type: none"> • Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill) • Aadhar Card • Property or Municipal Tax receipt • Pension or family pension payment orders (PPOs) issued to retired employees by Government Departments or Public Sector Undertakings, if they contain the address. • Letter of allotment of accommodation from employer issued by State or Central Government departments, statutory or

	regulatory bodies, public sector undertakings, scheduled commercial banks, financial institutions and listed companies and leave and license agreements with such employers allotting official accommodation.
Proof of address (Foreign National)	Documents issued by Government departments of foreign jurisdictions and letter issued by Foreign Embassy or Mission in India.

For Non-Individuals

	Documents
Auction Bidders, Promoter/Guarantors offering settlement, buyers under private treaty sale.	<ul style="list-style-type: none"> • Certificate of Incorporation / Registration Certificate (if applicable) • Memorandum & Articles of Association / Partnership Deed / Trust Deed • PAN Card • A resolution from the Board of Directors or Board of Trustee/authority letter granted to transact on its behalf. • Obtaining and verification of OVD of officers & employees holding authority to transact on its behalf. • OVD of ultimate Beneficial Owner

Annexure – V

Confirmation by Bidder Regarding Receipt of Training

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY pursuant to assignment of debt by Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance Corporation limited -Assignor),

As the Trustee of Phoenix Trust FY (“Phoenix”)

Mumbai – 400 098.

Sub: [Confirmation regarding receipt of e- Auction Training.](#)

Dear Sir,

This has reference to the Terms & Conditions for the e-Auction mentioned in the Tender document and available on the website : <https://www.auctionbazaar.com/>

I/We confirm that:

- I/We have read and understood the Terms and Condition governing the e-Auction as mentioned in Tender Document available on the website : <https://www.auctionbazaar.com/> and also e-Auction notice published by Phoenix ARC Private Limited in daily newspapers and unconditionally agree to them.
- 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.
- I/We confirm that bank 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.

d. We, hereby confirm that we will honour the Bids placed by us during the e-Auction process.

With regards

Signature of the Bidder:

Name of Bidder:

Date:

Address of Bidder:

Copy to:

Note: This document is required to be duly filled in and signed by the bidder and thereafter sent the scanned copy of that to the Authorised Officer, Phoenix ARC Private Limited , acting in capacity of Trustee for Phoenix Trust FY 19-21 mentioned in the Sale Notice just after availing training on e-Auction with a copy to contact@auctionbazaar.com

Annexure – VI
Price Confirmation Letter by Bidder(s)

To,

Phoenix ARC Private Limited acting in its capacity as Trustee of Phoenix Trust FY _____ to
assignment of debt by **Motilal Oswal Home Finance Limited (Earlier Known as Aspire Home Finance
Corporation limited -Assignor),**

Phoenix ARC Private Limited,
As the Trustee of Phoenix Trust FY _____,
Mumbai – 400 098.

Sub.: Auction Sale of Property mortgaged in _____ - Final bid quoted during e- Auction -
Sale of Property by Phoenix ARC Private Limited

Dear Sir,

We confirm that we have quoted the highest bid of Rs._____/ - (In Words
_____) for the purchase of the property mentioned in the
Sale Notice in the subject Auction during e-Auction of the said property conducted by the Authorised
Officer of Phoenix ARC Private Limited, through the website of **M/S ARCA EMART PRIVATE**. on
_____.

Yours sincerely,

Signature:

Name of Bidder:

Date:

Copy to:

**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, Phoenix ARC Private Limited mentioned in the Sale Notice &
copy to contact@auctionbazaar.com, immediately on completion of the bidding.**