

ONLINE E – AUCTION SALE OF ASSETS



Phoenix ARC Limited

Reg Office: Wallace Towers, 3rd Floor, 139/140/B/1, Crossing of Shar Road and Western Express Highway, Ville Parle (E), Mumbai – 400057, Tel : 022- 68492450, Fax : 022- 67412313, CIN- U67190MH2007PLC168303; Email : info@phoenixarc.co.in; Website: www.phoenixarc.co.in

In exercise of the powers under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) read with Rules 8 & 9 of Security Interest (Enforcement) Rules, 2002 (RULES) and pursuant to the possession of the secured asset of the borrower/guarantors/mortgagors mentioned hereunder vested with the Authorised Officer under the said SARFAESI Act and RULES for recovery of the secured debts, the Authorised Officer has decided to sell the secured assets by auction sale.

Notice is hereby given to the public in general and to the borrower/guarantors/mortgagors in particular, that the under mentioned properties mortgaged to Phoenix ARC Limited (Formerly Known as Phoenix ARC Private Limited) acting in capacity as Trustee of Phoenix Trust-FY26-13 (Phoenix) (pursuant to assignment of debt by Edelweiss ARC Limited mentioned below (Assignor Banks) in favour of Phoenix vide the respective Assignment Agreements more particularly mentioned below) will be sold on “**AS IS WHERE IS, AS IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**” condition, 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 <https://www.bankeauctions.com> as per the details given below:

Name of Borrower/ Co-Borrower/ Guarantors /Mortgagors/ Partners	M/S. Oxford English High school Represented by its Authorised signatory No. 3,56th Street, 3rd Lane, Shandy Road, Farmer 's Market Yelahanka, Bangalore 560064. M/S. New Oxford Education Society No. 3,56th Street, 3rd Lane, Shandy Road, Farmers Market Yelahanka, Bangalore- 560064. Mr. Manjula B.R , D/O D Ramaiah, No. 10/10 (56) 2nd Main, 1st cross, Sharada agar, Yelahanka New Town Bangalore- 560064.
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	Mr. Joseph Stanes, S/O Antappa Joseph Kalathil, No 153, 9th cross, 3rd main, Near Ganesha Temple, Maruthi Nagar, Yelahanka, Bangalore- 560064
Details of Assignment	Assignor – Edelweiss ARC Limited (Acting in its capacity as a Trustee of Phoenix Trust FY 26-13) Date of Assignment – 29.12.2026
Amount due as per SARFAESI Notice dated Rs 60,09,985.72/- (Rupees Sixty lakhs Nine Thousand Nine Hundred Eighty-Five and Seventy two paise Only) , due and payable as of 27-08-2024 together with further interest and other cost and charges and expenses as mentioned in the Demand Notice dated 28-08-2024	
Description of Immovable Properties:	
	All that peace and parcel of the property bearing three Bedroom Apartment no. 708 (Property No. 150200202500223153) on the Seventh Floor of the Block/Wing-J8 known as "Provident Welworth City" having built up area of 1075 Sq. ft. and one stilt car parking facility, along with 0.0239 % undivided share equivalent to 312.47 Sq.ft. and constructed in converted sy.Nos. 30,31,32,33,34 and 161 of Kadatamale village, Hesara Gatta Hobli, Bangalore North Taluk, totally measuring 41 Acres 9.75 guntas (i.e. 17,96,576.51 Sq.Ft.). bounded as follows:- East by: Land Sy. No. 160, Doddaballapura Road, Land in Sy. Nos. 162,163,164,40 and 41 West by: Land in Sy. Nos. 41,29,30/7(P), 31/4(P), 31/3(P), 31/2(P), 31/1(P), 34/2(P), 34/1(P) North By: Land in Sy. Nos. 37,38 and 160 South By: Land in Sy. No. 41 and 29
Possession details	In Physical Possession
Date	On request s
Time of Inspection of Property	
Reserve Price	Rs. 43,85,250/- (Rupees Forty-Three Lakhs Eighty-Five Thousand Two Hundred and Fifty only)
Earnest Money Deposit	Rs. 4,38,525/- (Rupees Four Lakhs Thirty-Eight Thousand Five Hundred Twenty-Five Only)
EMD Remittance Details: Bank Account – “PHOENIX TRUST-FY26-13” Account No: 9049919809 ; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai, IFSC Code: KKBK0000631	

Incremental Value	Rs. 50,000/- (Rupees Fifty Thousand Only) & in such multiples
Last date for submission of EMD	24.08.2026 (Monday) on or before 05:00 pm
Date & Time of E-Auction	25.08.2026 (Tuesday) 12:00 PM to 02.00 pm
Link for Tender documents of the property: https://phoenixarc.co.in?p=7402&preview=true	

Terms and Conditions of E- Auction

1. The Auction Sale is being conducted by the Authorised Officer under the provisions of SARFAESI Act with the aid and through e-auction. Auction/ Bidding shall be only through “Online Electronic Mode” through the website <https://www.bankeauctions.com> M/s. C1 India Private Limited is the service provider to arrange platform for e-auction.
2. The Auction is conducted as per the Terms and Conditions of the Bid Document and as per the procedure set out therein. For detailed terms and conditions of the sale the bidders may go through the website of Phoenix, www.phoenixarc.co.in and the links mentioned above as well as the website of the service provider, www.bankeauctions.com for bid documents, the details of the secured assets put up for auction/ obtaining the bid form.
3. The bidders may participate in the e-auction quoting/ bidding from their own offices/ place of their choice. Internet connectivity shall have to be arranged by each bidder himself/itself. The Authorised Officer/ Phoenix/ service provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure etc.
4. For details, help, procedure and online training on e-auction, prospective bidders may contact **Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682937 , Email ID: support@bankeauctions.com; maharashtra@c1india.com**
5. Bidders may also go through the website of Phoenix, www.phoenixarc.co.in for verifying the details of the secured asset put up for auction/ obtaining the bid form.
6. The e-auction will be conducted on the date and time mentioned herein above, when the secured asset mentioned above will be sold on **“AS IS WHERE IS” basis and “AS IS WHAT IT IS” & “WITHOUT RECOURSE” condition.**

7. All the intending purchasers/ bidders are required to register their name in the portal mentioned above as <https://www.bankeauctions.com> and get user ID and password free of cost to participate in the e-auction on the date and time as mentioned aforesaid.
8. 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 as more particularly described in Tender Document on or before the **Last date for submission of EMD** as mentioned above. **Intending purchasers/bidders are required to submit EMDs for the property detailed herein above.**
9. The prospective/intending bidder shall furnish an undertaking that he/she/it 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/it bid will be rejected.
10. The successful purchaser/ bidder shall deposit the 25% (inclusive of EMD) of his/ its offer for each of the Item by way of RTGS/NEFT to the account mentioned hereinabove on or before the close of banking hours on **the date of Auction mentioned above or not later than the next working day**, which deposit shall have to be confirmed by Phoenix, failing which the sale will be deemed to have been failed and the EMD of the said successful purchaser/ bidder shall be forfeited.
11. The EMD of all other bidders who did not succeed in the e-auction will be refunded by Phoenix within 5 working days of the closure e-auction. The EMD shall not carry any interest.
12. The balance amount of purchase consideration shall be payable by the successful purchaser/ bidder on or before the fifteenth (15) day of confirmation of sale of the said secured asset or such extended period as may be agreed upon in writing. In case of default, all amounts deposited till then shall be liable to be forfeited.
13. For inspection of the property/is or more information, the prospective bidders may contact **Mr. Mahesh Malunekar/ Mrs. Haritha Ramamurthy/ Ms. Anisha Shinde and Mr. Chandrasekhar** [mahesh.m@phoenixarc.co.in/](mailto:mahesh.m@phoenixarc.co.in) Haritha.ramamurthy@phoenixarc.co.in/Anisha.Shinde@phoenixarc.co.in/b.chandrasekhar@phoenixarc.co.in **/(email) or on +91-09920381684/+91-7989564079/+91-8879696030 and 8496009819 (mobile).**
14. At any stage of the auction, the Authorised Officer may accept/reject/modify/cancel the e-auction/bid/offer or post-pone the auction without assigning any reason thereof and without any prior notice.
15. 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.

16. The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, society dues, fees etc. owing to the property during any time, shall be the sole responsibility of the successful bidder only.
17. The successful purchaser/bidder shall be solely responsible for any cost / expenses / fees / charges etc. payable to the society/any other authority towards the transfer of the rights in its / his / her favour.
18. The Borrower/ Mortgagor, who are liable for the said outstanding dues, shall treat this Sale Notice as a notice under Rule 8 Clause (6) of the Security Interest (Enforcement) Rules, about the holding of the above-mentioned auction sale.
19. The intending bidders shall 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.
20. The particulars specified in the e-auction notice published in the newspaper have been stated to the best of the information of the Authorised Officer; however, the Authorised Officer shall not be responsible/liable for any error, misstatement or omission.
21. In the event, the e-auction scheduled hereinabove fails for any reason whatsoever, Phoenix has the right to sell the secured asset by any other methods under the provisions of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002 and SARFAESI Act, 2002.

Place : **Bangalore**

Sd/-

Date : 04-08-2026

Authorised Officer

Phoenix ARC Limited

(Trustee of Phoenix Trust-FY26-13)

TENDER DOCUMENT FOR E AUCTION

Whereas Phoenix ARC Limited (formerly known as Phoenix ARC Private Limited) acting in its capacity of Trustee for Phoenix Trust FY 26-13 ("**Phoenix**") through its Authorised Officer, in exercise of its powers under The Securitisation 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 in **ANNEXURE - I** for realization of the secured debts due to Phoenix amounting to Amount due as per SARFAESI Notice dated **Rs 60,09,985.72/- (Rupees Sixty lakhs Nine Thousand Nine Hundred Eighty-Five and Seventy two paise Only)**, due and payable as of **27-08-2024** together with further interest and other cost and charges and expenses as mentioned in the Demand

Notice dated **28-08-2024** issued under section 13(2) of the SARFAESI Act, 2002 due and payable by the borrower i.e., **M/S. Oxford English High school, M/S. New Oxford Education Society, Mr. Manjula B.R, Mr. Joseph Stanes** 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 Limited - Phoenix Trust FY 26-13 3rd 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	M/s. C1 India Pvt. Ltd., (“Service Provider”) Gulf Petro Chem, Building No.301,1 st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015 Help Line No: 0124-4302020/21/22/23/24 Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	Date of Auction: - As per Sale Notice Timings: - As per Sale Notice Auction Website :- https://www.bankeauctions.com
Annexure	1) Terms & conditions of e-Auction 2) Soft Copy of Auction Notice published in newspapers (Annexure – I) 3) Details of Bidder (Annexure – II) 4) Declaration by Bidder (Annexure – III) 5) Declaration From Bidder (Annexure-IV) 6) Confirmation by Bidder Regarding Receipt of Training (Annexure – IV) 7) Price Confirmation Letter by H1 Bidder (Annexure – V)
Special Instructions	<u>Bidding in the last minutes and seconds should be avoided in the bidder(s) 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 bidder(s) shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidder(s) themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be the sole responsibility of bidder(s) and neither Phoenix nor the Service Provider shall be responsible for these unforeseen circumstances. In order to ward-off such contingent situation, bidder(s) 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 bidder(s) 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(s) regarding the bidding process, functions and e-Auction rules. All the bidders are 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 bidder(s) 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 must 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 bidder(s) 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 bidder(s) 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 – V 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(s) 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(s)
 - 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 bidder(s) for any interruption or delay in access to the site irrespective of the cause.

15. The bidder(s) 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” basis & “AS IS WHATEVER THERE IS AND WITHOUT RECOURSE” condition.**
- ii) The intending bidder(s) should make their own independent enquiries regarding the encumbrances, title of property 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 bidder(s) 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, the 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 bidder(s) at sites on the day and time mentioned in the public notice annexed as **ANNEXURE-I**.
- vi) The EMD shall be payable **NEFT and / or RTGS** in the “**PHOENIX TRUST FY21–3**”, **Current Account: 9049919809; Kotak Mahindra Bank Limited, Branch: Kalina, Mumbai: Phoenix Trust FY 26-13, IFSC Code: KKBK0000631**
****Please note that the Demand Draft and Cheques shall not be accepted as EMD amount on or before the last date mentioned in the E-Auction advertisement released in the newspaper which is annexed herewith as ANNEXURE-I and register their name at “<https://www.bankeauctions.com>” and get user ID and Password free of cost and get training on e-Auction from the Service Provider, by contacting on Mr. Bhavik Pandya of M/s C 1 India Private Limited, Contact Number: +91-124-4302020/2021/2022/2023/2024, +91-8866682398/25/26, Email ID: support@bankeauctions.com, After deposit of EMD as mentioned above, the intending purchaser/ bidder is required to **get the copies of following documents uploaded** along with KYC Documents s more particularly described in table below 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 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.)**

<u>FOR INDIVIDUALS</u>	<u>DOCUMENTS</u>
PROOF OF IDENTITY (one copy of any one of the following)	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 One copy of any one of the following containing addresses (if address not mentioned in identity proof)	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 / Leave and License agreements with such employers allotting official accommodation.
<u>FOR COMPANY / PARTNERSHIP FIRM</u>	<u>DOCUMENTS</u>
PROOF OF IDENTITY	PAN Card / Registered Partnership Deed
PROOF OF ADDRESS	Certificate of Incorporation / GST Certificate / Utility bill which is not more than two months old of any service provider (electricity, telephone, postpaid mobile phone, piped gas, water bill)
AUTHORISATION LETTER FOR PARTICIPATION	A resolution from the Board of Directors / Authority Letter / Power of Attorney granted to transact on behalf of Company / Partnership Firm

- vii) Failure to submit the abovementioned the documents, the bid is liable to be rejected.
- viii) The E-Auction will take place through web portal "<https://www.bankeauctions.com>" on the time specified in the E- Auction notice published in the newspaper and as per **ANNEXURE-I** attached herewith.

- ix) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) equal to 10 % of the Reserve Price, by RTGS. **The secured assets shall not be sold below and /or at the reserve price.**
- x) The conditional bid(s) 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.**
- xi) 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.
- xii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount for each items in the multiple of amount mentioned against the secured assets under column “**Bid Increment Amount**” mentioned in **ANNEXURE-I**. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the public notice annexed as **ANNEXURE-I**.
- xiii) The EMD of unsuccessful bidder(s) will be refunded to their respective A/c No. shared in e-Auction Portal (<https://www.bankeauctions.com>) online within 5 working days of the completion of the auction. The bidder(s) will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- xiv) 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.
- xv) 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 or before the closure of banking hours on the date mentioned in the Sale Notice, 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 Fifteenth (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.
- xvi) 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.
- xvii) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only.
- xviii) The successful purchaser/bidder shall be solely responsible for any cost / expenses /fees / charges / transfer charges etc. payable to any authority towards the transfer of the rights in its / his / her favour.

- xix) 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.
- xx) 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(s) shall not involve himself/itself or any of his/its representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s).
- 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 bidder(s) 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 Limited
Phoenix Trust FY 26-13

N.B.: Bidder(s) will have to go through the ANNEXURES uploaded on the Web Portal (<https://www.bankeauctions.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 –IV:** 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 support@bankeauctions.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 support@bankeauctions.com

**Tracxn Technologies Limited**

CIN: L72200KA2012PLC065294

Registered office: L-248, 2nd Floor 17th Cross, Sector 6,
HSR Layout, Bengaluru, Karnataka, India, 560102

Ph: +91 9036090116,

Email: investor.relations@tracxn.com,

Website: www.tracxn.com

**STATEMENT OF UNAUDITED
FINANCIAL RESULTS FOR
THE QUARTER ENDED JUNE 30, 2026**

The Board of Directors of the Company,
at the meeting held on **Aug 05, 2026**,
approved the Unaudited Financial Results
of the Company for the quarter ended
June 30, 2026 ("Financial Results").

The full Financial Results along with the
Limited Review Report, are available
on the Stock Exchanges website at
<https://www.bseindia.com/https://www.nseindia.com/>
have been posted on the Company's website at
<https://www.tracxn.com/investor-relations/quarterly-results>
and can be accessed by scanning the QR code given:

**TRACXN TECHNOLOGIES LIMITED**

Sd/-

Neha Singh

Place: Bengaluru

Date: Aug 05, 2026

Managing Director and Chairperson
(DIN-05331824)

Note: The above intimation is in accordance with Regulation 33 read
with Regulation 47 (1) of the SEBI (Listing Obligations and Disclosure
Requirements) Regulations, 2015.

**VASTU HOUSING FINANCE CORPORATION LTD**Unit 203 & 204, 2nd Floor, "A" Wing, Navbharat Estate, Zakaria Bunder Road,
Sewri (West), Mumbai 400015, Maharashtra.
CIN No.: U65922MH2005PLC272501**POSSESSION NOTICE**

Whereas, The undersigned being the Authorised Officer of Vastu Housing Finance Corporation Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred to him under section 13 (12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the property described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 8 of the said rules on the date mentioned below.

The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of the Vastu Housing Finance Corporation Limited Branch for an amount mentioned as below and interest thereon, costs etc.

S N	Name of Borrower, Co-Borrower and LAN No.	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
1	Venkateshappa (Borrower), Mr/Mrs. Rathnamma (Co Borrower), Mr/Mrs. Ravi Kumar M R (Co Borrower), Mr/Mrs. Surekha M V (Co Borrower) HL0000000133891	13-Jun-25 Rs.842177/- as on 11-Jun-25	All that part and parcel of the Immovable property situated at, All that piece parcel of the Property bearing No.124B, PID.No.151900902800120143, (as per Grama Panchayath Records), situated at Mothakapalli Village, Mothakapalli Grama Panchayath, Thalavuru Hobli, Mulabagilu Taluk, Kolar District, measuring East to West:18.5928 Meters, and North to South:17.0688 Meters, totally measuring 317.00 Sq.Meters along with building constructed thereon, Kamataka.563136 Boundaries as follows: North - Cattle Farm Belongs to Hanumanthappa; South - Road, East - Vacant Site Belongs to Shankarappa; West - Passage Road	Physical Possession Taken on 01-Aug-26

Date : 06.08.2026
Place : KolarAuthorised officer
Vastu Housing Finance Corporation Ltd**Shriram Asset Reconstruction Private Limited (SARPL)**

(Acting in its capacity as Trustee of various SARC Trusts)
Regd. Office : Shriram House, No.4, Burkit Road, T. Nagar, Chennai - 600017.
Corporate Office : Unit No. FF-A-05, A Wing, First Floor, Art Guild House,
Phoenix Market City, LBS Marg, Kurla(West), Mumbai - 400070.
website:www.shriramarc.com; Phone No-1800 120 2389; customercare@shriramarc.com.

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**

Under Rule 8(1) Security Interest (Enforcement) Rules, 2002

Whereas the undersigned being the authorized officer of Shriram Asset Reconstruction Private Limited, acting in capacity as Trustee of SARC Trusts-08 (hereinafter referred to as "SARPL") under Section (5) of the SARFAEI Act having acquired the financial assets pertaining to various borrowers including the borrowers mentioned herein below together with the underlying security interest created thereof along with all the rights, title and interest thereupon from secured creditor/Original Lender/Assignor Manappuram Home Finance Ltd Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter referred to as "Sarfaesi Act") & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice Under Section 13(2) of the SARFAESI Act calling upon the following borrowers to repay the amounts mentioned against their respective name together with the interest thereupon at the applicable/contractual rates as mentioned in the said notices within 60 days from date of receipt of the said notice along with further interest as applicable, incidental cost, charges etc. incurred till the date of payment and/or realization as mentioned in the below Schedule.

SARPL has stepped into the shoes of original lender which has all the rights, title, interest of the secured creditor with respect to financial assets. The borrowers mentioned hereinbelow have failed to repay the amounts due, notice is hereby given to the borrower/s and the public in general that Authorized Officer of Shriram Asset Reconstruction Private Limited has taken Actual possession of the property/ies/secured assets described herein below in exercise powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the SARFAESI Act.

S No	Loan Account No & Trust Details/Original Lender	Name of the Borrower/ Co-Borrower/Guarantor	Demand Notice Date & Amount	Description of the Secured Asset (Immovable Property)
1	Loan Account Number : NLAP0026007659 Trust Details : SARCT Trust 08 Original Lender : Manappuram Home Finance Ltd	Chandrarappa Hanumanthappa Ningoji, Vijayalaxmi Chandrarappa Ningoji & Immasabai Husensab Doddamani	08-11-2025 & Rs. 519073/-	Residential property bearing Town Panchayath No.693, Property No.4-109-32, total measuring 68.355 sq mtr situated at Tigadikert Oni, Mulgund, Dist. Gadag-582117 and bounded as under : East : Govt. Road, West : Property of R N Deshpande, North : Property of Mudakappa Udachagondavar, South : Property of Basappa Ningoji

Place : HUBLI
Date : 06.08-2026Authorized Officer
M/s of Shriram Asset Reconstruction Private Limited
(Acting in its capacity as Trustee of SARC Trust- 08.)**Shriram Asset Reconstruction Private Limited (SARPL)**

(Acting in its capacity as Trustee of various SARC Trusts)
Regd. Office : Shriram House, No.4, Burkit Road, T. Nagar, Chennai - 600017.
Corporate Office : Unit No. FF-A-05, A Wing, First Floor, Art Guild House,
Phoenix Market City, LBS Marg, Kurla(West), Mumbai - 400070.
website:www.shriramarc.com; Phone No-1800 120 2389; customercare@shriramarc.com.

**POSSESSION NOTICE (FOR IMMOVABLE PROPERTY/IES)**

Under Rule 8(1) Security Interest (Enforcement) Rules, 2002

Whereas the undersigned being the authorized officer of Shriram Asset Reconstruction Private Limited, acting in capacity as Trustee of SARC Trusts-13 (hereinafter referred to as "SARPL") under Section (5) of the SARFAEI Act having acquired the financial assets pertaining to various borrowers including the borrowers mentioned herein below together with the underlying security interest created thereof along with all the rights, title and interest thereupon from secured creditor/Original Lender/Assignor Manappuram Home Finance Ltd Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(hereinafter referred to as "Sarfaesi Act") & in compliance of Rule 8(1) of Enforcement of Security Interest Act, 2002, and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules 2002, issued demand notice Under Section 13(2) of the SARFAESI Act calling upon the following borrowers to repay the amounts mentioned against their respective name together with the interest thereupon at the applicable/contractual rates as mentioned in the said notices within 60 days from date of receipt of the said notice along with further interest as applicable, incidental cost, charges etc. incurred till the date of payment and/or realization as mentioned in the below Schedule.

SARPL has stepped into the shoes of original lender which has all the rights, title, interest of the secured creditor with respect to financial assets. The borrowers mentioned hereinbelow have failed to repay the amounts due, notice is hereby given to the borrower/s and the public in general that Authorized Officer of Shriram Asset Reconstruction Private Limited has taken Actual possession of the property/ies/secured assets described herein below in exercise powers conferred on him under Section 13(4) of the said Act read with Rule 8 of the SARFAESI Act.

S No	Loan Account No & Trust Details/Original Lender	Name of the Borrower/ Co-Borrower/Guarantor	Demand Notice Date & Amount	Description of the Secured Asset (Immovable Property)
1	Loan Account Number : NHL00980009610 Trust Details : SARCT Trust 13 Original Lender : Manappuram Home Finance Ltd	Prakash Shivappa Javuri, Veerabhadra Shivappa Javuri, Shivappa Javuri, Ishwarappa Javuri & Mahadevi Shivappa Javuri	18-07-2025 & Rs. 629716/-	Residential property bearing Swattn No: 15040020290020231 At GP No: 2/1 measuring total measuring total 111.48 sq.mtrs including build up area 80.00 sq.mts i.e. towards east-west 18.18 mtrs and towards North-South : 6.06 mtrs. Situated at Vakkund, within the local limits of Gram Panchayat Vakkund, and within the local Jurisdiction of Sub-Registrar Bhailhongal Tal Bhailhongal & Dist Belagavi-591102 and bounded as under: East : By Government Road, West: By Property of Basappa Badger, North: By Property of Irappa Savadatti, South: By Property No. 1/142

Place : BELGAUM
Date : 06-08-2026Authorized Officer
M/s of Shriram Asset Reconstruction Private Limited
(Acting in its capacity as Trustee of SARC Trust- 13.)**Varishtha Property Developers Private Limited**

Corporate Identification Number: U45208TG2015PTC101839

Registered Office: Puravankara Projects Limited, Survey No. 8, Opp.Mahindra Satyam, Sideline of Godrej Green Bldg, Kondapura, Hyderabad TG -500033, India
Email: investors@puravankara.com Website: http://www.puravankara.com/varishtha | Tel: 91-080-2559 900/4343 9999 Fax: 91-080-2559 9350**Statement of unaudited financial results for the quarter ended June 30, 2026**

Sl. No.	Particulars	Quarter ended 30.06.2026	Corresponding Quarter ended 30.06.2025	Previous Year ended 31.03.2026
		Unaudited	Unaudited	Audited
1	Total Income from Operations	-	-	-
2	Net Profit / (Loss) for the period (before Tax Exceptional and/or Extraordinary items)	(74.44)	(40.66)	(115.28)
3	Net Profit / (Loss) for the period before tax (after Exceptional and/or Extraordinary items)	(74.44)	(40.66)	(115.28)
4	Net Profit / (Loss) for the period after tax (after Exceptional and/or Extraordinary items)	(55.75)	(30.43)	(88.31)
5	Total Comprehensive Income for the period (Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax))	(55.75)	(30.43)	(88.31)
6	Paid up Equity Share Capital	1.00	1.00	1.00
7	Reserves (excluding Revaluation Reserve and Securities Premium a/c)	(534.17)	(420.54)	(478.42)
8	Securities Premium Account	-	-	-
9	Net worth	(533.17)	(419.54)	(477.42)
10	Paid up Debt Capital / Outstanding Debt	6,566.00	5,163.93	6,377.55
11	Outstanding Redeemable Preference Shares	-	-	-
12	Debt Equity Ratio	(14.93)	(14.38)	(15.24)
13	Earnings per equity share of Rs. 100 each (for continuing and discontinued operations)			
1	Basic	(5.575.00)	(3.043.00)	(8.831.00)
2	Diluted	(5.575.00)	(3.043.00)	(8.831.00)
14	Capital Redemption Reserve	-	-	-
15	Debt Redemption Reserve	-	-	-
16	Debt Service Coverage Ratio	(0.39)	0.73	(0.10)
17	Interest Service Coverage Ratio	(0.39)	0.73	(0.10)

Notes:

- The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 52 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available on the website of the BSE Limited (www.bseindia.com) and the Company (www.puravankara.com/varishtha)
- For the other line items referred in Regulation 52 (4) of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, pertinent disclosures are available on the website of the BSE Limited (www.bseindia.com) and the Company (www.puravankara.com/varishtha)
- There is no impact on net profit/loss, total comprehensive income or any other relevant financial item(s) due to change(s) in accounting policies for the quarter ended 30th June 2026.

Date: August 05, 2026
Place: Bengaluru, IndiaFor and on behalf of the Board of Directors of
Varishtha Property Developers Private Limited
Sd/-
Name: Ashish Puravankara
Designation: Director
DIN: 00504524

Encore Asset Reconstruction Company Pvt. Ltd.
acting in its capacity as the Trustee of EARC-Bank-029-Trust
Corporate Office : 5th Floor, Plot No. 137, Sector - 44, Gurugram-122002, Haryana, India
Phone : +91124 4527200 | Fax : +91124 4527231 Email : contact@encorearc.com
Registered Office : Caddle Commercial Tower, Regus Business Centre, 5th Floor, Aerocity (Dial),
New Delhi, India - 110037.

POSSESSION NOTICE

Whereas,

Encore Asset Reconstruction Company Private Limited ("Encore ARC"), acting in its capacity of being Trustee of EARC - BANK - 025- Trust, has acquired all rights, title and interests of Manappuram Home Finance Limited ("Bank"), in the financial assets of NAGESH BHIMAPPA HARIJAN originated by the Bank under section 5 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act, 2002).

And whereas, the undersigned being the Authorised Officer of the Encore ARC under SARFAESI Act, 2002 and in exercise of powers conferred under Section 13(12) of the SARFAESI Act, 2002 read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 ("Rules"), issued a demand notice dated 14-06-2025 calling upon the NAGESH BHIMAPPA HARIJAN, FAKKIRAVVA BHIMAPPA HARIJAN, SUMITRA NAGESHA HARIJAN & DEEVINDRPPA BANDEPPA HARIJAN to repay the amount mentioned in the notice being Rs. 540625 /- (Rupees Five Lakhs Forty Thousand Six Hundred Twenty Five Only) as on 18-06-2025 together with further interest at contractual rate, incidental expenses, and costs w.e.f. 19-06-2025 within 60 days from the date of receipt of the said notice.

The borrower/guarantor/mortgagor having failed to repay the amount, notice is hereby given by the undersigned being the Authorised Officer of Encore ARC, to the borrower/guarantor/mortgagor and the public in general that the Authorised Officer has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of SARFAESI Act, 2002 read with Rule 8 of Security Interest (Enforcement) Rules, 2002 on 30th July 2026.

The borrower/guarantor/mortgagor in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Encore Asset Reconstruction Company Private Limited for an amount of Rs. 721218.05/- (Rupees Seven Lakhs Twenty One Thousand Two Hundred Eighteen Thousand Five Paise Only) as on 05-08-2026, together with further interest at contractual rate, incidental expenses and costs w.e.f. 06-08-2026.

The borrower's attention is invited to provisions of sub-section (8) of section 13 of the SARFAESI Act, 2002, in respect of time available, to redeem the secured assets.

SCHEDULE

Description of Immovable Property : Residential Gramithana Property bearing VPC No.576, Property No.15140102500500868, measuring East to West:8.25mtr and North to South:6.80mtr, total measuring 56.10sq mtr and building measuring 56.10sq mtr, situated at Sorath village, Tq. & Dist: Gadag- 582120 and bounded as under: East: Govt. Road West: Govt. Road North: Property of Laxmaveva Channappa Harijan South: Property of Devakka Bandappa Harijan
Date: 06-08-2026
Place: HUBLI

Sd/- Authorized Officer
Encore Asset Reconstruction Company Pvt. Ltd.**TIMKEN****TIMKEN INDIA LIMITED**

CIN - L29130KA1996PLC048230

Regd. Office: 39-42, Electronic City, Phase II, Hosur Road,
Bengaluru - 560 100, Phone: 080 41362000,
Email: tilinvestor@timken.com Website: www.timken.com/en-in**UNAUDITED FINANCIAL RESULTS
(STANDALONE AND CONSOLIDATED)
FOR THE QUARTER ENDED 30 JUNE 2026**

The Board of Directors of Timken India Limited ('the Company') has approved Unaudited Standalone and Consolidated Financial Results ('UFR') for quarter ended 30 June, 2026 at its Meeting held on 4 August, 2026 and the same has been filed with both the stock exchanges. UFR is available on the website of stock exchanges at BSE: <https://www.bseindia.com/xml-data/corpfiling/AttachLive/477531c6-220d-4775-96c4-2f796199aad.pdf> and NSE: https://nsearchives.nseindia.com/corporate/TIMKEN_04082026200709 SEIntimation0408Outcome.pdf and also on the website of the Company at <https://www.timken.com/wp-content/uploads/2026/08/Unaudited-Financial-Results-Standalone-and-Consolidated-for-the-quarter-ended-30-June-2026.pdf>. It can also be accessed by scanning the below Quick Response ('QR') Code.

QR Code



Further, we invite attention to SEBI circular dated 30 January, 2026 with respect to Ease of Doing Investment – Special Window for Transfer and Dematerialisation of Physical Securities. SEBI has decided to open a special window for transfer and dematerialisation of physical securities, which were sold/purchased prior to 1 April, 2019 and rejected/returned/not attended due to deficiency in the documents/process or otherwise. Shareholder can lodge transfer requests for aforementioned cases within a period of one year from 5 February, 2026 till 4 February, 2027.

5 August, 2026
Place : BengaluruBy Order of the Board
Sd/-
Sanjay Koul
Chairman & Managing Director
DIN: 05159352

ANNEXURE-II
DETAILS OF BIDDER

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

<u>SR. NO.</u>	<u>PARTICULARS</u>	<u>TO BE FILLED BY BIDDER/(S)</u>
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	
5.	E-mail ID	
6.	Event ID	
7.	Bank Account details to which EMD amount to be returned:	
	<u>Bank Name</u>	
	<u>Beneficiary Name</u>	
	<u>Bank A/c. No.</u>	

	<u>IFSC Code No.</u>	
	<u>Branch Name</u>	
8.	Date of submission of bid	
9.	<u>FOR INDIVIDUALS:</u> 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.	
10.	<u>FOR COMPANY / PARTNERSHIP FIRM:</u> PAN Card / Registered Partnership Deed	
11.	Whether EMD remitted (Yes / No)	
12.	EMD remittance details*	
	<u>Date of Remittance</u>	
	<u>Name of Bank</u>	

	<u>Branch</u>	
	<u>Account No.</u>	
	<u>IFSC Code No</u>	
13.	Bid Amount Quoted (To be mentioned in numerical and words)	

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.bankeauctions.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.bankeauctions.com> during the time of submission of the bid.

ANNEXURE-III
DECLARATION BY BIDDER (S)

To:

**The Authorised Officer,
Phoenix ARC Limited
Trustee of Phoenix Trust FY 26-13("Phoenix"),**

Date:

Dear 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 Electronic Auction being fully aware that the Sale is on "AS IS WHERE IS" basis and "AS IS WHAT IS" and "WITHOUT RECOURSE" condition.
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 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.
4. 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.
5. 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.
6. The EMD of all other bidders who did not succeed in the e- auction will be refunded by Phoenix within 48 hours of the closure of the e-auction. The EMD will not carry any interest. I/we state that I/We have fully understood the terms and conditions of auction and agree to be bound by the same.
7. 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.

8. The Bidder hereby undertakes that he/she/it are not disqualified as per provisions of Section 29(A) of Insolvency and Bankruptcy Code, 2016.

Signature of Bidder / (s)	
Name of Bidder / (s)	
Address of Bidder / (s)	
E-mail of Bidder / (s)	

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

ANNEXURE-IV
DECLARATION FROM BIDDER*

Date:

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of Phoenix Trust FY 26-13 ("Phoenix")

Dear Sir/Madam,

Subject: Payment under Auction / Event ID no _____ dated _____

Ref: Deposit of Rs _____ made by me on ____/____/____ being highest bidder / buyer for auction of _____ held on _____ vide cash/cheque/DD/RTGS/NEFT no _____

I / We hereby declare:

- I have participated in the bidding process of _____ (property details) and have been declared Highest Bidder vide letter dated _____
- The source of the amount being paid by me is _____
- My PAN No. 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:
 - 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>)
 - 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.html>)

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 M/s. Shri Mahathma Trust, mortgaged in

favour of Phoenix ARC Limited (Trustee of Phoenix Trust-FY26-13) ("**Phoenix**") in the loan account of **M/S. Oxford English High school, M/S. New Oxford Education Society, Mr. Manjula B.R, Mr. Joseph Stanes** (Collectively referred as "**Borrower**" "**Co-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 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 purpose 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, 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 that 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 has to be obtained from such third party as well.

Annexure – V
Confirmation by Bidder Regarding Receipt of Training

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of Phoenix Trust FY 26-13 (“Phoenix”)

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.bankeauctions.com>

I/We confirm that:

- a. 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.bankeauctions.com> and also e-Auction notice published by Phoenix ARC Limited in daily newspapers and unconditionally agree to them.
- b. 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.
- c. I/We confirm that bank and **M/S. C1 India Pvt. Ltd.**, 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 Bidder / (s)	
Name of Bidder / (s)	

Address of Bidder / (s)	
Date	

Copy to: M/S. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24, Help Line e-mail ID: support@bankeauctions.com

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 Limited , acting in capacity of Trustee for Phoenix Trust FY 26-13 mentioned in the Sale Notice just after availing training on e-Auction with a copy to support@bankeauctions.com

Annexure – VI
Price Confirmation Letter by Bidder(s)

To,
The Authorised Officer,
Phoenix ARC Limited,
Trustee of Phoenix Trust FY26-13,

Sub.: Auction Sale of Property mortgaged in loan account of **M/S. Oxford English High school**, - Final bid quoted during e- Auction - Sale of Property by Phoenix ARC 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 Limited, through the website of M/S C1 India Pvt. Ltd. on _____.

Yours sincerely,

Signature of Bidder / (s)	
Name of Bidder / (s)	
Date	

Copy to: M/s. C1 India Pvt. Ltd., Gulf Petro Chem, Building No.301, 1st Floor, Udyog Vihar Phase-2, Gurgaon (Haryana)-122015, Help Line No: 0124-4302020/21/22/23/24,

Help Line e-mail ID: support@bankeauctions.com

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 Limited mentioned in the Sale Notice & copy to support@bankeauctions.com, immediately on completion of the bidding.