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| <p><b><u>SALE NOTICE</u></b></p> <p><b><u>ONEWORLD INDUSTRIES PRIVATE LIMITED- IN LIQUIDATION</u></b></p> <p><b>Liquidator: Mr. Santanu T. Ray</b></p> <p><b>Liquidator's Correspondence Address:</b> 301, A Wing, BSEL Tech Park, Sector 30A,<br/>Opposite Vashi Railway Station, Vashi, Navi Mumbai, Maharashtra, 400705</p> <p><b>Email ID:</b> assetsale1@aaainsolvency.in; <a href="mailto:santanutr@aaainsolvency.com">santanutr@aaainsolvency.com</a>;<br/><a href="mailto:oneworldindustries@aaainsolvency.com">oneworldindustries@aaainsolvency.com</a></p> <p><b>Contact No.:</b> 8800865284 (Mr. Puneet Sachdeva)</p> |
| <p><b>E-Auction</b></p> <p>Sale of Assets under Insolvency and Bankruptcy Code, 2016</p> <p><b>Date and Time of E-Auction: 22<sup>nd</sup> February, 2021 at 3.00 pm to 5.00 pm</b></p> <p>(With unlimited extension of 5 minutes each)</p>  |

Sale of Commercial Property owned by **Oneworld Industries Private Limited (in Liquidation)** forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Mumbai Bench vide order dated 15<sup>th</sup> November, 2019. The sale will be done by the undersigned through the e-auction platform <https://aaa.auctiontiger.net>.

**INR**

| Asset  | Block          | Floor Price*  | EMD Amount    | Incremental Value |
|--|----------------|---------------|---------------|-------------------|
| AB01/A, AB01/B, AB01/C, AB01/D and AB01/E, Floor No: Basement, Building Name: Neelam Centre, A Wing, Block Sector: Worli, Mumbai 400025, Road: Hind Cycle Road, City: Varali, District: Mumbai, Survey Number: 6/1629 having built-up area 3746 Sq. Ft. ** | <b>Block 1</b> | <b>3.5 Cr</b> | <b>1 Lakh</b> | <b>10 Lakhs</b>   |

*\*This is bidding starting price, not a reserve price. The liquidator has a right to accept or reject the final bid. The bidders have no right to claim or enforce acceptance of any bid.*

*\*\*The part of Property being 'AB01/B, AB01/C, AB01/D and AB01/E, Floor No: Basement, Building Name: Neelam Centre, A Wing, Block Sector: Worli, Mumbai 400025, Road: Hind Cycle Road, City: Varali, District: Mumbai, Survey Number: 6/1629' having built-up area of 2785 square feet' is currently occupied by a Licensee in accordance with the Leave and License Agreement dated 2<sup>nd</sup> May 2018 entered between the Licensee and the Corporate Debtor for a duration of 60 months, with a Lock-in period of 36 Months. The Furniture, Fixtures and other interiors lying at 'AB01/B- AB01/E' belong to the Licensee and are not the subject matter of the auction and specifically excluded.*

**Terms and Condition of the E-auction are as under**

1. E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" through approved service provider M/S E-procurement Technologies Limited (Auction Tiger).
2. The Complete E-Auction process document containing details of the Assets, online e- auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale are available on website <https://aaa.auctiontiger.net>. Contact: : Mr. Ramprasad Shivkmar Sharma at +91-6351896834/079-61200584 & 6351896834 [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) / [support@auctiontiger.net](mailto:support@auctiontiger.net) (On going to the link <https://aaa.auctiontiger.net> interested bidders

will have to search for the mentioned company by using either one of the two options, (i) Company's name (Oneworld Industries Private Limited), or by, (ii) State and property type).

3. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves. The property mentioned above can be inspected by the prospective bidders at the site with prior appointment, contacting **Mr. Puneet Sachdeva: +91-8800865284**.
4. For the purpose of participating in the auction, the intending bidders are required to deposit Earnest Money Deposit (EMD) amount either through NEFT/RTGS in the Account of **“ONEWORLD INDUSTRIES PRIVATE LIMITED LIQUIDATION”**, Account No.: **50200047151024**, HDFC Bank, Branch: Plot No. 82, Sector 17, Vashi, Navi Mumbai-400703, IFSC Code: HDFC0000540, or through DD drawn on any Scheduled Bank in the name of **“ONEWORLD INDUSTRIES PRIVATE LIMITED LIQUIDATION”**
5. The intending bidder should submit the evidence for EMD Deposit and Request Letter for participation in the E- Auction along with Self attested copy of (1) Proof of Identification, (2) Current Address-Proof, (3) PAN card, (4) Valid e-mail ID, (5) Landline and Mobile Phone number, (6) Affidavit and Undertaking, as per Annexure 1, (7) Bid Application Form as per Annexure II, (8) Declaration by Bidder, as per Annexure III, the formats of these Annexures can be taken from the Complete E-Auction process document. **These documents should reach the office of the liquidator or by E-mail, at the address given below before 5:00 PM of 19<sup>th</sup> February, 2021. Interested bidders will have to upload their KYC documents along with the EMD submission details on <https://aaa.auctiontiger.net> before 5:00 PM of 19<sup>th</sup> February, 2021.**
6. The Name of the Eligible Bidders will be identified by the Liquidator to participate in e-auction on the portal (<https://aaa.auctiontiger.net>). The e-auction service provider (Auction tiger) will provide User id and password by email to eligible bidders.
7. The bidding will start from a floor price, in case, a bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes with unlimited extension. The bidder who submits the highest bid amount on closure of e-Auction process shall be declared as the H1 Bidder by the liquidator, subject to the liquidator being satisfied that the targeted price known to liquidator and Stakeholders has been achieved and not otherwise, a communication to that effect will be issued through electronic mode. The liquidator's decision in this case would be final.
8. Upon the communication by the Liquidator to the H1 bidder via e-mail/any other electronic mode, of his bid being the successful bid, he shall be required to further deposit 10% of the bid amount **within 2 working days of the e-auction. Failure to deposit such amount shall result in the forfeiture of amount deposited as initial EMD as per Point 4 and the bidder with the 2<sup>nd</sup> highest bid in value shall be declared as the successful bidder thereafter. The process shall continue until the payment of further deposit by the bidder, subject to the Second highest bidders bid being equal to or above the targeted price known to the Liquidator and stakeholders. The second highest bidder in such case will be called on to deposit 10% of his bid amount as EMD within 2 working days of such intimation.** The initial EMDs paid by the remaining bidders shall be refunded within a period of 15 days from the date of e-auction
9. Subsequent to payment of the further deposit, the Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder and the Successful Bidder shall have to deposit the balance amount (*Successful Bid Amount minus EMD Amount*) within 30 days from the date of issuance of the LOI by the Liquidator, wherein the amount deposited as initial EMD and further EMD shall be adjusted towards the final sale consideration and the successful bidder shall be required to pay an adjusted amount of balance sale consideration. Default in deposit of the balance amount by the successful bidder within the time limit as mentioned in the LOI would entail forfeiture of the entire amount deposited (EMD + Any Other Amount) by the Successful Bidder.

10. The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the local taxes, duties, rates, assessment charges, fees etc. in respect of the property put on auction.
11. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason thereof.
12. After payment of the entire sale consideration, the sale certificate/agreement will be issued in the name of the successful bidder only and will not be issued in any other name.
13. The sale shall be subject to provisions of Insolvency and bankruptcy code, 2016 and regulations made thereunder.
14. The liquidator shall provide all assistance necessary for the conduct of due diligence by interested buyers. The interested Bidder(s) shall be provided access to the data room ("Data Room") established and maintained by the Company acting through the Liquidator in order to conduct a due diligence of the business and operations of the Company. The interested bidder(s) shall be provided access to the information in the Data Room until the E- Auction Date. The access to, and usage of the information in the Data Room by the interested bidder(s) shall be in accordance with the rules as may be set forth by the Liquidator from time to time.
15. E- auction date & Time: **22<sup>nd</sup> February, 2021** from 3.00 p.m. to 5.00 p.m. (with unlimited extension of 5min)

Sd/-

**Santanu T. Ray**

**Liquidator**

**Oneworld Industries Private Limited**

**IBBI Regn. No.: IBBI/IPA-002/IP-N00360/2017-2018/11055**

**Address: 301, A Wing, B S E L Tech Park, Sector 30 A,**

**Opposite Vashi Railway Station Vashi,**

**Thane, Navi Mumbai, Maharashtra-400705**

**Email ID: [santanutr@aaainsolvency.com](mailto:santanutr@aaainsolvency.com);**

**[assetsale1@aaainsolvency.in](mailto:assetsale1@aaainsolvency.in)**

**Contact No. 8800865284 (Mr. Puneet Sachdeva)**

**Date: 25<sup>rd</sup> January, 2021**

**Place Mumbai**