

AAA INSOLVENCY PROFESSIONALS LLP

INFORMATION REAL ESTATE ASSETS UNDER SALE

S. No.	Frequently Asked Questions	Answer
1.	Name of the owner of the Asset	M/S ONEWORLD INDUSTRIES PVT LIMITED IN LIQUIDATION
2.	In what capacity we are selling this property and who will execute the sale Documents	<ul style="list-style-type: none"> • Mr. Santanu.T.Ray, Liquidator of Oneworld Industries Pvt Ltd. (in Liquidation) • Appointed as liquidator vide order of Hon'ble (NCLT), Mumbai Bench Dated 15th November 2019
3.	What is the assets/property e.g. Residential House, Residential Flat, Industrial Property, Plot of Land, agricultural Land, etc.	Commercial property
4.	Size of the Property, including size of land, building, etc.	Builtup area – 3746 Sq Feet.
5.	In case, there are other assets attached with the real estate asset, then mention description and approx. value	Nil
6.	Location of the Asset e.g. State, city, distance from main city or main locations of the city	<p>Unit no-AB01/A to AB01/E, Basement Floor, Building Name “ Neelam Center Industrial Premises Co-Operative Society Limited”, Plot No-249-B, Scheme-52, Worli Estate, Hind colony Road , Worli, Mumbai - 400025</p> <p>Distance from Prabhadevi Railway Station – 3 Km Near Worli Police St, Doordarshan & Hind colony Distance from Chatarpati Shivaji Airport -15 km.</p> <p>Longitude and Latitude Coordinates with Google Maps:19°00'30.5"N 72°49'22.5"E</p>
7.	Whether freehold or leasehold or otherwise	Freehold
8.	If any other assets are also attached to the property in the auction.	Nil
9.	How the assets can be purchased	By way of E Auction and link will be shared.

10.	What is date of e-auction - approximate	Will be Advised
11.	How the documents can be seen	Through VDR and link will be shared
12.	What is the reserve price of the property or estimated investment	Reserve Price – 4.90 Cr
13.	What is the Earnest Money Deposit or Bank Guarantee	EMD – 5 Lakh
14.	Is there application fee or tender fee	No
15.	Circle rate of the land and circle rate of the building	INR-32000/- Per Square Feet
16.	Is there any transfer charges of any authority, if yes, description and amount and who will pay.	As Applicable in the State of Maharashtra. Transfer charges will be borne by the Buyer. https://www.readyreckoner.in/viewinfo_registration-offices-in-mumbai-city-district_21_2_7.html
17.	Documents required for participation	Following documents as per Annexures in the E-Auction Document. <ul style="list-style-type: none"> • Affidavit and undertaking (Annexure I). • Bid Application Form (on Bidder's Letter Head) (Annexure II) • Declaration by Bidder. • Technical Terms and Condition of E-Auction sale. Self-Attested and Notarized copy of the following documents (1) KYC Documents (Aadhaar/PAN/Address Proof) (2) GST Certificate. (3) Incorporation Certificate / Partnership Deed / Registration Certificate. Authorization Letter in case of Company/LLP/Partnership Firm
18.	How the property can be inspected	Contact Person: - Mr. Puneet Sachdeva (8800865284)
19.	Is there any liability attached to property, if yes description and amount of liability	The sale is on the basis of "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS and sale is subject to terms and conditions mentioned in the E-Auction Process documents. The applicant should conduct their own due diligence with respect to any liability attached to the sale of assets.
20.	Contact person	AAA Insolvency Professional LLP Mr. Puneet Sachdeva – Director Transactions Contact no. 8800865284 Email: assetsale1@aaainsolvency.in