

| <b>3<sup>rd</sup> E-AUCTION SALE NOTICE</b><br><b>ASIS CORPORATE ADVISORS LIMITED (IN LIQUIDATION)</b>                                                                                                                                                                                                                                                                                                                                                                         |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Liquidator: Mr. Mukesh Khathuria 6B/1105 Sapphire Heights, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai, Maharashtra – 400101   Email: <a href="mailto:asiscor.irp@gmail.com">asiscor.irp@gmail.com</a>                                                                                                                                                                                                                                                           |  |
| Notice is hereby given to the public in general for sale of the asset of Asis Corporate Advisors Limited (In Liquidation) by online electronic auction on “ <b>AS IS WHERE IS</b> ”, “ <b>AS IS WHAT IS</b> ”, “ <b>WHATEVER THERE IS</b> ” and “ <b>NO RECOURSE</b> ” basis, under Section 35(1)(f) of the Insolvency and Bankruptcy Code, 2016 read with Regulation 33 of and Schedule I to the IBBI (Liquidation Process) Regulations, 2016 (as amended from time to time). |  |

**Description of Asset offered for sale:**

| Lot | Description of Asset                                                                                                                                                                                                                                                                                               | Reserve Price / EMD / Bid Increment                                                                  |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| A   | <b>Immovable Property:</b> Office No. 201, Second Floor, 18 Prime Centre, S.V. Road, Above Vijay Sales, Santacruz (West), Mumbai – 400054.<br><b>Carpet Area:</b> Office No. 201 – approx. 2,000 sq. ft.; Flower Bed – approx. 300 sq. ft.<br>Two car parking spaces in the basement are allotted with the office. | <b>Reserve Price: ₹9,00,00,000</b><br><b>EMD: ₹90,00,000.00</b><br><b>Incremental Bid: ₹5,00,000</b> |

**Schedule of E-Auction:**

| Particulars                                                                                                                 | Date & Time                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date of publication of revised e-auction Sale Notice                                                                        | 01 <sup>st</sup> October 2026                                                                                                                           |
| Inspection of asset                                                                                                         | 01st October 2026 to 15th October, 2026                                                                                                                 |
| Last date for submission of Expression of Interest, KYC / eligibility documents (including Section 29A declaration) and EMD | 15th October, 2026                                                                                                                                      |
| Date & Time of E-Auction                                                                                                    | 16 <sup>th</sup> October, 2026 between 11:30 AM and 12:30 PM, with unlimited auto extension of 5 minutes each on every bid placed in the last 5 minutes |

**Terms & Conditions / Important Notes:**

- The sale shall be on “**AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS**” through BAANKNET portal as per the Tender / Process Document. The asset is being sold on a single-lot basis; sale as a going concern is not being undertaken, consequent to the omission of the going-concern option under the IBBI (Liquidation Process) Regulations.
- Eligibility – Section 29A:** Only persons eligible under Section 35(1)(f) read with Section 29A of the Code are permitted to submit a bid. Every prospective bidder shall, along with the EMD, submit a declaration / affidavit of eligibility under Section 29A of the Code together with the KYC and other documents specified in the Tender / Process Document. Bids not accompanied by the eligibility declaration and specified documents are liable to be rejected.
- Forfeiture of EMD on ineligibility:** In terms of the IBBI (Liquidation Process) Regulations, if any bidder is found ineligible under Section 29A or otherwise, or is found to have submitted false or misleading information, the EMD deposited by such bidder shall stand forfeited, without prejudice to any other right or remedy available to the Liquidator.
- Verification and Committee of Creditors:** The Liquidator shall, within three days of the conclusion of the auction, verify the eligibility of the highest bidder and place the outcome of the auction before the Committee of Creditors. If the highest bidder (H1) is found ineligible, the Liquidator may, in consultation with the Committee of Creditors, forfeit the EMD of H1 and either invite the next highest eligible bidder (H2) to match the H1 bid or annul and re-conduct the auction.
- Access for inspection / due diligence:** Prospective bidders will be provided access to the asset for inspection and due diligence during the inspection window specified above, on prior appointment with the Liquidator. Intending bidders should, prior to submitting their bid, make their own independent enquiries regarding the title of the property,

dues of local taxes, electricity and water charges, maintenance charges, transfer fees, encumbrances (if any) and inspect the property at their own expense and satisfy themselves in all respects.

6. **EMD and payment of sale consideration:** The EMD stated above shall be deposited on or before the last date specified. The EMD of the successful bidder shall be adjusted against the sale consideration; the EMD of unsuccessful bidders shall be refunded without interest. The successful bidder shall deposit the balance sale consideration within 90 days (first 30 days interest free, then interest applicable) of the date of demand / confirmation of sale, failing which the sale may be cancelled and the amount already paid may be forfeited, in accordance with Schedule I to the Liquidation Process Regulations.
7. The incremental bid price for the lot is ₹ 5,00,000/-. The auction will be conducted “online” through the approved service provider on the platform notified in the Tender / Process Document.
8. It is clarified that this invitation purports to invite prospective bidders and does not create any binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator, in consultation with the Committee of Creditors, reserves the right to cancel, postpone or modify the process, and/or to accept or reject any or all bids, and/or to disqualify any interested party / bidder, without assigning any reason and without any liability whatsoever.
9. All terms and conditions are to be mandatorily referred to from the Tender / Process Document prior to submission of EMD and participation in the process. The Tender / Process Document contains details of the asset, the e-auction bid form, and the Declaration and Undertaking (including the Section 29A declaration).
10. This Sale Notice shall be read in conjunction with the Tender / Process Document containing the detailed terms and conditions of the e-auction sale, which may be requested by e-mail at [asiscor.ird@gmail.com](mailto:asiscor.ird@gmail.com).

Sd/-

**Mukesh Khathuria**

Liquidator of Asis Corporate Advisors Limited (In Liquidation)

IBBI Reg. No.: IBBI/IPA-001/IP-P01216/2018-19/11925

AFA valid till 30-06-2027

Registered Address: 6B/1105 Sapphire Heights, Lokhandwala Township,  
Akurli Road, Kandivali East, Mumbai, Maharashtra – 400101

Process ID / Email: asiscor.ird@gmail.com

**Date: 01-10-2026**

**Place: Mumbai**