4th E-AUCTION SALE NOTICE **ASIS CORPORATE ADVISORS LIMITED (IN LIQUIDATION)**
Liquidator: Mr. Mukesh Khathuria 6B/1105 Sapphire Heights, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai, Maharashtra – 400101 | Email: asiscor.irp@gmail.com
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 **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "NO RECOURSE" 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	**Immovable Property:** Office No. 201, Second Floor, 18 Prime Centre, S.V. Road, Above Vijay Sales, Santacruz (West), Mumbai – 400054. **Carpet Area:** Office No. 201 – approx. 2,000 sq. ft.; Flower Bed – approx. 300 sq. ft. Two car parking spaces in the basement are allotted with the office.	**Reserve Price: ₹9,00,00,000.00** **EMD: ₹90,00,000.00** **Incremental Bid: ₹5,00,000.00**

Schedule of E-Auction:

Particulars	Date & Time
Date of publication of revised e-auction Sale Notice	02nd November, 2026
Inspection of asset	02nd November 2026 to 19th November, 2026
Last date for submission of Expression of Interest, KYC / eligibility documents (including Section 29A declaration) and EMD	19th November 2026, on or before 07:00 P.M.
Date & Time of E-Auction	21st November 2026, from 11:30 A.M. to 12:30 P.M., with unlimited auto extension of 5 minutes each on every bid placed in the last 5 minutes

Terms & Conditions / Important Notes:

1. The sale shall be conducted through the BAANKNET portal on an "**AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND NO RECOURSE BASIS"**, as a single lot and not as a going concern.
2. Only bidders eligible under Section 29A read with Section 35(1)(f) of the Code shall be permitted to participate. The requisite eligibility declaration, KYC documents and other prescribed documents must accompany the EMD.
3. The EMD of any bidder found ineligible or furnishing false or misleading information shall be liable to forfeiture in accordance with the applicable provisions of the Code and Regulations.
4. Prospective bidders shall independently inspect the asset and verify its title, encumbrances, statutory dues and other liabilities at their own cost before submitting their bids.

5. The successful bidder shall pay the balance sale consideration within 90 days from the date of demand / confirmation of sale, with the first 30 days being interest-free and applicable interest thereafter. Failure to comply may result in cancellation of sale and forfeiture of amounts paid.
6. The minimum incremental bid amount shall be ₹5,00,000/-. The Liquidator reserves the right to modify, postpone or cancel the auction, reject any bid or disqualify any bidder, in accordance with the applicable regulations.
7. All prospective bidders shall carefully read the Tender / Process Document containing detailed terms and conditions, asset particulars, bidding procedures and prescribed declarations before participating in the auction.
8. 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.irp@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.irp@gmail.com

Date: 02-11-2026
Place: Mumbai