

# OREN KITCHEN APPLIANCES PRIVATE LIMITED (IN LIQUIDATION)

(CIN: U28997MH2009PTC193466 Under liquidation vide Hon'ble NCLT, Mumbai order dated 28/10/2021)

Liquidator Address: CS Arvind Gaudana, RP, 307, Ashirwad Paras, Corporate Road,  
Nr. Prahlad Nagar Garden, Satellite, Ahmedabad-380015.

## **E-AUCTION SALE NOTICE - OR -1**

**Notice** is hereby given to the public in general under section 35(f) of the Insolvency and Bankruptcy Code, 2016, r. w. regulation 33 of Liquidation Process Regulations, that the following assets and properties of the above corporate debtor forming part of Liquidation Estate will be sold by the Liquidator through e-auction platform of Link star Infosys Pvt. Ltd. (<https://www.eauctions.co.in>.)

### **Particulars of assets put to E-Auction**

**Basic Description of Assets and Machineries for sale:** 1. Land & Building comprising of Plot No. 278/1, 278/2, S. No. 203/P admeasuring 8395.21 sq. mtrs. Or thereabout without boundary walls situated at Umbergaon Industrial Estate Ltd. GIDC, District - Valsad, Gujarat-396171 and 2. Inventories, Furnitures & Fixtures and scrap in business premises. **Reserve Price (INR) 1207.50Lacs**  
**EMD(INR)120.75 Lacs, Incremental Bid (INR) 5 Lakh**

### **Auction Timelines**

Sr.No.	Event Description	Date
1.	Submission of eligibility documents by Prospective Bidder	07/03/2024 (Thursday)
2.	Declaration of qualified bidder	12/03/2024 (Tuesday)
3.	Time for the qualified bidder to Inspect the assets under Auction (Please contact security man, Mob. No. +91 9890860065)	07/03/2024 (Thursday) to 18/03/2024 (Monday)
4.	Last date for submission of Earnest Money Deposit (EMD) by the qualified bidders	21/03/2024 (Thursday)
5.	Date & Time of e-auction (With unlimited extension of 5 minutes each)	23/03/2024 (Sat.) <b>between 15 hrs. to 17 Hrs.</b>

Note: The sale of assets through E-Auction will be conducted strictly as sale of all assets of the Corporate Debtor as going concern on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS". Further, the detailed Terms & Conditions, E-Auction Tender Document & Other details of online auction sale are available on website [www.eauctions.co.in](http://www.eauctions.co.in). & [www.ibbi.gov.in](http://www.ibbi.gov.in) or can reach out to liquidator at above mentioned address. EMD (refundable without interest) should be deposited on or before Thursday i.e. 21/03/2024 by way of NEFT/RTGS/DD drawn in favor of Slightest change in name as DD drwan in favour of Oren Kitchen Appliances Private Limited In Liquidation payable at Axis Bank having A/C No. 924020010198347 (IFSC Code: UTIB0000448 and MICR Code: 380 211 008), Gandhinagar (Gujarat). Contact person: E-Auction Agency (Linkstar Infosys Pvt. Ltd.): Mr. Dixit Prajapati, Email id-admin@eauctions.co.in, Mobile No.: +91 7874138237. Contact person on behalf of Liquidator, Email id - arvindg\_cs@yahoo.com, Tel No.: 079-40324567/68 & Mobile. No.: +91 9879566756.

**Date :** 23-02-2024

Sd/-

**Place :** Ahmedabad.

**CS Arvind Gaudana, Liquidator**

IBBI Reg. No: IBBI/IPA-002/IP-N00283/2017-18/10481-AFA upto 31<sup>st</sup> December, 2024

# ઓરેન ક્રિયન અપ્લાયંસીસ પ્રાઇવેટ લિમિટેડ(ફડયામાં)

(CIN: U28997MH2009PTC193466 નામદાર એન સી એલ ટી, મુંબઈના તારીખ ૨૮/૧૦/૨૦૨૧ ના ફુકમ મુજબ ફડયામાં) ફડયા અધિકારીનું સરનામું: સીએસ અરવિંદ ગૌદાણા, આરપી, ૩૦૭, આશીર્વાદ પારસ, કોર્પોરેટ રોડ, પ્રહલાદ નગર ગાર્ડન પાસે, સેટેલાઈટ, અમદાવાદ - ૩૮૦૦૧૫.

## ઇ-હરાજ વેચાણ નોટિસ

આથી ઈન્સોલ્વેન્સી અને બેન્કરપ્ટી કોડ, ૨૦૧૬ની કલમ ૩૫ (એફ) અને તે સંબંધિત રેગ્યુલેશન ૩૩ વંચાણે લેતા ઉક્ત કોર્પોરેશન ડેબ્ટરની મિલકતો લિક્વિડેશન એસ્ટેટના ભાગરૂપ, ઈ-ઑક્શન પ્લેટફોર્મ લિન્ક સ્ટાર ઈન્ફોસિસ પ્રાઇવેટ લિમિટેડ (<https://WWW.eauction.co.in>) મારફતે વેચવામાં આવશે.

## ઇ-હરાજ હેઠળની મિલકતોની વિગત

અસ્કયામતો અને અન્ય મશીનરીની વેચાણનું વર્ણન : ૧. પ્લોટ નં. ૨૭૮/૧, એસ નં. ૨૦૩/પી ની જમીન જેનું માપ ૮૩૯૫.૨૧ ચો.મી. અથવા તેની આસપાસ આવેલી બાઉન્ડરી વિનાની દિવાલ જે ઉંમરગાંવ ઈન્ડસ્ટ્રિયલ એસ્ટેટ લિમિટેડ જી.આઈ.ડી.સી., જિલ્લા-વલસાડ, ગુજરાત-૩૮૬૧૭૧ સ્થિત છે અને ૨. વ્યવસાયની જગ્યા પરની મશીનરી. અનામત કિંમત (રૂ.) ૧૨૦૭.૫૦ લાખ ઈએમડી (રૂ.) ૧૨૦૭.૫૦ લાખ, વધારાની ઊંડ (રૂ.) ૫ લાખ.

## હરાજની સમયરેખા

ક્ર.નં.	ઘટના વર્ણન	તારીખ
૧.	સંભવિત બિડર દ્વારા પાત્રતા દસ્તાવેજની રજૂ કરવાની તારીખ	૦૭/૦૩/૨૦૨૪ (ગુરુવાર)
૧.	લાયક બિડરોની ઘોષણાની તારીખ	૧૨/૦૩/૨૦૨૪ (મંગળવાર)
૩.	લાયક બિડર માટે હરાજ હેઠળની મિલકતનું નિરીક્ષણ કરવાનો સમય (સિક્યોરીટી મેનનો સંપર્ક નં. +૯૧ ૯૮૯૦૮ ૬૦૦૬૫)	૦૭/૦૩/૨૦૨૪ (ગુરુવાર) થી ૧૮/૦૩/૨૦૨૪ (સોમવાર)
૪.	લાયક બિડરો દ્વારા ઈએમડી જમા કરવાની છેલ્લી તારીખ	૨૧/૦૩/૨૦૨૪ (ગુરુવાર)
૫.	ઈ-હરાજની તારીખ અને સમય (દરેક ૫ મિનિટના અમર્યાદિત વિસ્તરણ સાથે)	૨૩/૦૩/૨૦૨૪ (શનિવાર)ના ૧૫:૦૦ કલાક થી ૧૭:૦૦ કલાક વચ્ચે

**ખાસ નોંધ :** ઈ-હરાજ દ્વારા ઉક્ત તમામ મિલકતોનું વેચાણ કોર્પોરેટ દેવાદારની ચાલુ પેઢી તરીકે “જે છે તે”, “જે છે તેવી સ્થિતિમાં” અને “જ્યાં છે તે સ્થિતિમાં” તથા અમારી જવાબદારી વગર કરવામાં આવશે. ઈ-ટેન્ડરની અન્ય શરતો અને બોલીઓ, ઈ-હરાજ ટેન્ડરના દસ્તાવેજો અને અન્ય વિગતો વેબસાઈટ [www.eauctions.co.in](http://www.eauctions.co.in) અને [www.ibbi.gov.in](http://www.ibbi.gov.in) અથવા લિક્વિડેટરને સંપર્ક કરવો. ઈએમડીની રકમ (વ્યાજ વગર પરત કરવા પાત્ર) નો ડિમાન્ડ ડ્રાફ્ટ ગુરુવાર તા. ૨૧-૦૩-૨૦૨૪ થી પહેલા “ઓરેન ક્રિયન અપ્લાયંસીસ પ્રાઇવેટ લિમિટેડ ફડયામાં” ના નામનો એક્સિસ બેન્ક, ગાંધીનગરને નાં નામનો ફડયા અધિકારીના સરનામે મોકલી આપવાનો રહેશે.

**ફડયા અધિકારી વતી સંપર્ક :** (લિક્વિડેટર ઈન્ફોસિસ પ્રાઇવેટ લિમિટેડ) : શ્રીમાન દીક્ષિત પ્રજાપતિ, ઈમેલ આઈડી : [admin@eauction.co.in](mailto:admin@eauction.co.in), મોબાઈલ નં. +૯૧ ૭૮૭૪૧૩૮૨૩૭.

**ફડયા અધિકારીનો સંપર્ક :** ઈમેલ આઈડી - [arvind\\_cs@yahoo.com](mailto:arvind_cs@yahoo.com), ટેલિફોન નં. ૦૭૯-૪૦૩૨૪૫૬૭/૬૮ & મોબાઈલ નં. +૯૧ ૯૮૭૯૫૬૬૭૫૬.

તારીખ: ૨૩/૦૨/૨૦૨૪

સહી/-

સ્થળ: અમદાવાદ.

સીએસ અરવિંદ ગૌદાણા, ફડયા અધિકારી

આઈબીબીઆઈ રેગ્યુલેશન નં. આઈબીબીઆઈ/આઈપીએ-૦૦૨/આઈપીએ ૦૦૨૮૩/૨૦૧૭-૧૮/૧૦૪૮૧-એએફએ ૩૧મી ડિસેમ્બર, ૨૦૨૪ સુધી

# ओरेन किचन अप्लायन्सेस प्रायव्हेट लिमिटेड (लिक्विडेशनमध्ये)

(CIN: U28997MH2009PTC193466 लिक्विडेशन अंतर्गत माननीय NCLT, मुंबई आदेश

लिक्विडेटर पत्ता: सीएस अरविंद गौडाना, आरपी, 307, आशीर्वाद पारस,  
कॉर्पोरेट रोड, प्रल्हाद नगर गार्डन, सॅटेलाइट, अहमदाबाद - ३८००१५.

## ई-लिलाव विक्री सूचना-किंवा-1

दिवाळखोरी आणि दिवाळखोरी संहिता, 2016 च्या कलम 35(f) अंतर्गत सर्वसाधारणपणे जनतेला नोटीस दिली जात आहे. w लिक्विडेशन प्रोसेस रेग्युलेशन्सचे नियमन 33, की लिक्विडेशन इस्टेटचा भाग असलेल्या वरील कॉर्पोरेट कर्जदाराची खालील मालमत्ता आणि गुणधर्म लिक्विडेटरद्वारे लिंक स्टार इन्फोसिस प्रायव्हेट लिमिटेडच्या ई-लिलाव मंचाद्वारे विकले जातील. लिमिटेड (<https://www.eauctions.co.in>.)

## ई-लिलावात ठेवलेल्या मालमत्तेचे तपशील

विक्रीसाठी असलेल्या मालमत्तेचे आणि यंत्रसामग्रीचे मूलभूत वर्णन: 1. भूखंड क्रमांक 278/1, 278/2, S. क्रमांक 203/P 8395.21 चौरस मीटरचा समावेश असलेली जमीन आणि इमारत. किंवा उंबरगाव इंडस्ट्रीयल इस्टेट लि. GIDC, जिल्हा - वलसाड, गुजरात-396171 आणि 2. येथे वसलेल्या सीमाभिंतीशिवाय वस्तू, फर्निचर आणि फिक्स्चर आणि व्यवसायाच्या जागेत भंगार. राखीव किंमत (INR) 1207.50Lacs EMD(INR)120.75 लाख, वाढीव बोली (INR) 5 लाख

## लिलाव टाइमलाइन

	कार्यक्रमाचे वर्णन	दिनांक:
1.	संभाव्य बोलीदाराकडून पात्रता कागदपत्रे सादर करणे	०७/०३/२०२४(गुरुवार)
2.	पात्र बोलीदाराची घोषणा	12/03/2024(मंगळवार)
3.	लिलावच्या अंतर्गत मालमत्तेची तपासणी करण्यासाठी पात्र बोलीदाराची वेळ (कृपया सिक्युरिटी मॅनशी संपर्क साधा, मोब नंबर +91 9890860065)	०७/०३/२०२४(गुरुवार) ते १८/०३/२०२४(सोमवार)
4.	अर्नेस्ट मनी डिपॉझिट (EMD) पात्र बोलीदारांकडून जमा करण्याची शेवटची तारीख	21/03/2024 (गुरुवार)
5.	ई-लिलावाची तारीख आणि वेळ (प्रत्येकी ५ मिनिटांच्या अमर्याद विस्तारासह)	23/03/2024 (शनिवार) 15 तासांच्या दरम्यान. ते 17 तास

टीप: कॉर्पोरेट कर्जदाराच्या सर्व मालमत्तेची विक्री म्हणून ई-लिलावाद्वारे मालमत्तेची विक्री कठोरपणे केली जाईल "जसे आहे तसे", "जसे आहे तसे" आणि "जे काही आहे ते आधारावर" आणि "आश्रयाच्या आधाराशिवाय" केले जाईल. पुढे, तपशीलवार अटी व शर्ती, ई-लिलाव निविदा दस्तऐवज आणि ऑनलाइन लिलाव विक्रीचे इतर तपशील [www.eauctions.co.in](http://www.eauctions.co.in) & [www.ibbi.gov.in](http://www.ibbi.gov.in) या वेबसाइटवर उपलब्ध आहेत. वर नमूद केलेल्या पत्त्यावर लिक्विडेटरशी संपर्क साधता येईल. ओरेन किचन अप्लायन्सेस प्रायव्हेट लिमिटेडच्या नावे काढलेल्या एनईएफटी/ आरटीजीएस/ डीडीद्वारे ईएमडी (व्याजशिवाय परत करण्यायोग्य) गुरुवारी किंवा त्यापूर्वी 21/03/2024 रोजी जमा केले जावे. लि.): श्री विजय पिपलिया आणि श्री इस्तिहाक अहमद, ईमेल [id-admin@eauctions.co.in](mailto:id-admin@eauctions.co.in), मोबाइल क्रमांक: +91 9870099713. लिक्विडेटरच्या वतीने व्यक्तीशी संपर्क साधा, ईमेल आयडी-[arvindg\\_cs@yahoo.com](mailto:arvindg_cs@yahoo.com), दूरध्वनी क्रमांक: 079-40324567/68. क्रमांक: +91 9879566756.

दिनांक: २३/०२/२०२४

ठिकाण: अहमदाबाद

Sd/-

सीएस अरविंद गौडाना, लिक्विडेटर

IBBI Reg. क्रमांक: IBBI/PA-002/IP-N00283/2017-18/10481-AFA 31 डिसेंबर 2024 पर्यंत



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23 February

2024

6.00 PM

Bengaluru

Making Indian cities future-ready for our citizens

Keynote Address

Prof. M V Rajeev Gowda

Vice Chairperson, State Institute for Transformation of Karnataka (SITK)

Panellists

Jaya Dhindaw

Executive Program Director

Sustainable Cities and Director

WRI India Ross Center

M N Anucheth

Joint Commissioner of Police

Traffic, Bengaluru

Naresh V Narasimhan

Principal Architect & Managing Partner

Venkataraman Associates

Nithya Ramesh

Director

Urban Design

Jana Urban Space Foundation

Vivek Mittal

Executive Director

Deloitte Touche Tohmatsu India LLP

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IRCON INTERNATIONAL LIMITED

NAYARATNA COMPANY

(A Govt. of India Undertaking)

Uttarakhand, India - 245001, C/O: 1480301, 19/06/0008171

e-Procurement Notice (National Competitive Bidding)

Dated 22.02.2024

e-Tender No.: IPCOM/ELECT/1902/19/06/0008171

e-Tenders are invited from bidders meeting qualifying requirements for the following work:

Name of Work: Pending Railway Electrification works in the Banihal-Baramulla section of the RE USBRL Project in Jammu & Kashmir.

Estimated cost of the work: ₹ 1,41,43,497.54

Last Date & Time of e-Bid Submission: 14.03.2024 upto 15.00 Hrs.

For further details, visit website <https://tenders.gov.in/procure/app>. Compendium, if any, would be hosted only on the website. Addl. General Manager/Electrical, Holiday Home, Behind Bakshi Stadium, Tulsī Baagh, Srinagar-190006

G2

GMDC

TENDER NOTICE

GMDC invites E-tender No.: Phase-02-GMDC/HR/10/2023-24 for Request For Proposal For Procurement, Operation and Maintenance of Staff and School Buses for GMDC's Akarimola Thermal Power Station (ATPS). The RFP can be downloaded from the GMDC website.

For Further Details Please visit our website [www.gmdctd.com](http://www.gmdctd.com) & <https://gmdctender.nprocure.com/>

E-Tender No.: Phase-02-GMDC/HR/10/2023-24

General Manager (Human Resource)

Ph:- 079 - 27913501, 27913209

Gujarat Mineral Development Corporation Ltd.

(A Government of Gujarat Enterprise)

Khanji Bhawan, 132 Feet Ring Road,

Near University Ground, Vastrapur, Ahmedabad-380052

DIVYA KALA MELA

16 - 25 FEBRUARY 2024 • 11.00 AM to 9.00 PM

Vallabh Sadan, Block A & B, Sabarmati Riverfront, Ahmedabad

Exhibition & Sale of Products Cultural Programme (6.00 PM onwards Everyday) Delicious Cuisines

Anil Bhatt & Folk Dance Group

6 pm onwards

Entry Free Sashakt Divyangjan - Samarath Bharat

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન

મહાનગર સેવા સંદન

એસ્ટેટ મહાસ્વ કચેરી, જાહેર ખબર વિભાગ,

બ્લોક-બી, ગ્રીષ્મ માળ, સરદાર પટેલ ભવન, દાણાપીઠ, અમદાવાદ-૩૮૦૦૦૬

ઈ-ટેન્ડર કમ ઈ-ઓક્શન માટેની ટેન્ડર નોટીસ

અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનના તમામ ગ્રાહક હદ વિસ્તારમાં મ્યુનિસિપલ કોર્પોરેશનની માલિકીની જગ્યામાં જાહેરાતના હોર્ડિંગ્સ મારફતે જાહેરાતનો પરવાનો મેળવવાની સુવર્ણ તક

ટેન્ડર નંબર

પત્રક-એ (પાર્ટ-૧)

AMCADVEST2324705 to 2324734 (તમામ ગ્રાહક)

પત્રક-એ (પાર્ટ-૨)

AMCADVEST2324735 to 2324749 (તમામ ગ્રાહક)

સંપૂર્ણ વિગતો તથા માહિતી સાથેનું ટેન્ડર ફોર્મ ઉપલબ્ધ

[www.ahmedabadcity.gov.in](http://www.ahmedabadcity.gov.in)  
(ફક્ત જાહેરાતી હેતુ)

<https://e-auction.nprocure.com>  
(ઓક્શનમાં ભાગ લેવા માટે રજીસ્ટ્રેશન કરવા માટે)

ઓન-લાઈન બિડર રજીસ્ટ્રેશન, ઓન-લાઈન ઈ-ઓક્શનમાં બિડીંગ પ્રક્રિયા વિગેરે બાબતો માટે કિટેઈલ ટેન્ડર નોટીસ તથા ટેન્ડર ડોક્યુમેન્ટ વેબસાઈટ પર ઉપલબ્ધ છે.

તા. ૨૩/૦૨/૨૦૨૪

કે. મ્યુનિસિપલ કમિશનર (એસ્ટેટ)

NIAB

રાષ્ટ્રીય પશુ જૈવ યોગ્યાત્મિકી સંસ્થાન

National Institute of Animal Biotechnology

An Autonomous Institute of Department of Biotechnology, Ministry of Science & Technology, Govt. of India

Sy.No.37, Opp. Journalist Colony, Extended Q City Road, Gowdodd, Hyderabad, Telangana, India - 500032. Tel: +91 40 2312 0103, 115; Fax: +91 40 2312 0130, Email: [admin@niab.org.in](mailto:admin@niab.org.in); Web: [www.niab.res.in](http://www.niab.res.in)

Advt. No. 08/2024

NIAB, an autonomous institute under the aegis of the Department of Biotechnology, Ministry of Science & Technology, Government of India, is aimed to harness novel and emerging biotechnologies and create knowledge in the cutting edge areas for improving animal health and productivity. NIAB invites applications from Indian citizens for the following positions:

S. No	Positions	Pay Level	No of post
1	Service & Maintenance Engineer	Level 7	1 - UR
2	Clerks	Level 4	2 - UR

For more details, please visit NIAB website [www.niab.res.in](http://www.niab.res.in). Date of commencement of online applications: 23-02-2024. Last date for receipt of online applications: 22-03-2024 (5 PM)

Sd/- DIRECTOR, NIAB

Western Railway - Dahod

EOI NOTICE

(No. : MD.685/investigation, Dt. 24/19/02/2024)

Name of the Work: Chief Medical Superintendent, Dahod Western Railway is inviting offers at Railway Main Hospital Dahod, Western Rly. Those Investigation Centre/Hospital / who are willing Expression of Interest for providing Radiological Investigation Facility on Cashless Billing for 02 yrs. (Two) Yrs. may give their offer Rate quote as per CGHS- Ahmedabad OR below With details of Centre. (a) All type of CT scan along with its proper reporting by the radiologist. (b) All type of MRI along with its proper reporting by the Radiologist. (c) All type of USG along with its proper reporting by the Radiologist. (d) All type of Digital X-Ray along with its proper reporting by the Radiologist in the following circumstance. (e) All types of colour Doppler Study along with its proper reporting by the Radiologist. (f) All type so Mammography along with its proper reporting by the Radiologist. (g) All types of Lever Elastography along with its proper reporting by the Radiologist. (1) Rates offered should be at OR lower than CGHS (Center Government Health Scheme Ahmedabad rate list. The item list for USG/CT Scan /MRI /Digital X-ray/ Mammography/ Colour Doppler/ Lever Elastography /OPG (2) Apart from these item list, if any above service is being provided by the center No CGHS center may also quote separate price. But as per CGHS rate OR Less only. (3) The Center/Hospital nearer to Railway Main Hospital, Dahod and giving service 24x7 will be preferred. Interested party may submit their willingness along with rate list in the sealed cover of the advertisement in News-Papers to the address mentioned below. Up to 07/03/2024. Mode of Payment : The payment will be made by Sr.AFA (w&s) Dahod. Date of submission of offer : The interested Investigation Centre/Hospital can submit their offer on or before 07/03/2024 by 15:00 hours. Address : Chief Medical Superintendent, Railway Main Hospital, FREELANDGUNJ, DAHOD-389160 [GUJ.] Email : Mob. 9724092562, 9724092550 Chief Medical Superintendent Western Railway, Dahod

ADW/17/1/452

સર્વે લગતું કાર્ય : [facebook.com/WesternRly](https://www.facebook.com/WesternRly)

PUBLIC NOTICE

That our Client has demanded for the title Clearance Certificate for the Property i.e. Industrial Land Admeasuring 2124.46 Sq. Mtr., situated at Old R.S.No.70/1, Block/ S.No. 94, Khata No.177 of Village RAMANGANDI Registered Sub-District Vadodra District Vadodra. That the Present Owner is KISAN DRIP IRRIGATION PVT LTD & that the above captioned Property was Previously owned by Mr. Kaniyalal Babaldas Patel & others & Mr. Kaniyalal Babaldas Patel & others through a Sale-Deed No.2822 dttd. 05/03/2011 purchased from HARISINH NARSINH SINDHA & HARISINH NARSINH SINDHA through Sale-Deed Reg. No.7862 Dtd. 13/09/2000 from BHANUMATHIBEN RAMANLAL but the Original Sale-Deed & R.R. Receipt vide Reg.No.2822 dttd.05/03/2011 & Original Sale-Deed & R.R. Receipt No. 7862 Dtd. 13/09/2000 are missing. Therefore if any individual, Bank or any Financial institution has its charge or lien on the said property then within 07 days from the publication of the notice may send their objection alongwith the Supportive Evidence. If not send within given period then my client will initiate further proceedings.

Through us **Santosh S Patel (Advocate)**

403, 1st Floor, Upadale, Bhatnagar Road to Laxmi Nani Road, 6th Floor Road, Vadodra. (Ph) 9826020412

Union Bank of India

Regional Office- 2nd Floor, SAN House, Opp. Gandhi Ashram, Near Dandi Bridge, Vadej, Ahmedabad - 380027

PREMISES REQUIRED

Sealed Tenders are invited by Union Bank of India of well-constructed commercial premises for Rajpur Gate Branch & Khanpur Branch (Distt. Ahmedabad) Details are as follows: 1. Required well-constructed commercial premises admeasuring 2000 Sq. Ft. (+/- 10%) Carpet Area in ready to possession within 1 K.M. periphery of existing Rajpur Gate Branch (Ramniwas Building, Opp. Rajpur Gate, Ahmedabad - 380022) on the ground floor with sufficient parking space. 2. Required well-constructed commercial premises admeasuring 2000 Sq. Ft. (+/- 10%) carpet area in ready to possession within 1 K.M. periphery of existing Khanpur Branch (Opp. Cama Hotel, Khanpur, Ahmedabad - 380001) on the ground floor with sufficient parking space. Vendors those having own property/Co-owners or having right to negotiate on behalf of owner can collect/download technical/price bid format from above address during office hours or can log on to our website [www.unionbankofindia.co.in](http://www.unionbankofindia.co.in) or Government portal <https://procure.gov.in>. The Technical bid and Price bid should reach our office latest by on or before 14.03.2024 by 3:00 P.M. in separate envelopes. Technical bids will be opened on 14.03.2024 by 03:30 P.M. at above address in the presence of bidders or their representative. Bidders will not be entertained. Preference will be given to the govt./semi-govt. leased buildings. Bank reserves the right to reject/accept any/all proposals without stating any reason. Date : 23.02.2024 Place : Ahmedabad

Regional Head Regional Office - Ahmedabad

OREN KITCHEN APPLIANCES PRIVATE LIMITED (IN LIQUIDATION)

(CIN: U28997MH2009PTC193466 Under liquidation vide Hon'ble NCLT, Mumbai order dated 28/10/2021)

Liquidator Address: CS Arvind Gaudana, RP, 307, Ashirvad Paras, Corporate Road, Nr. Prahlad Nagar Garden, Satellite, Ahmedabad-380015.

E-AUCTION SALE NOTICE - OR - I

Notice is hereby given to the public in general under section 35(f) of the Insolvency and Bankruptcy Code, 2016, r.w. regulation 33 of Liquidation Process Regulations, that the following assets and properties of the above corporate debtor forming part of Liquidation Estate will be sold by the Liquidator through e-auction platform of Link star Infosys Pvt. Ltd. (<https://www.eauctions.co.in>).

Particulars of assets put to E-Auction

Basic Description of Assets and Machineries for sale: 1. Land & Building comprising of Plot No. 278/1, 278/2, S. No. 203/P admeasuring 8395.21 sq. mtrs. Or thereabout without boundary walls situated at Umbergaon Industrial Estate Ltd. GIDC, District - Valsad, Gujarat-396171 and 2. Inventories, Furnitures & Fixtures and scrap in business premises. Reserve Price (INR) 1207.50Lacs EMD(INR)120.75 Lacs, Incremental Bid (INR) 5 Lakh

Auction Timelines

Sr.No.	Event/Description	Date
1.	Submission of eligibility documents by Prospective Bidder	07/03/2024 (Thursday)
2.	Declaration of qualified bidder	12/03/2024 (Tuesday)
3.	Time for the qualified bidder to inspect the assets under Auction (Please contact security man, Mob. No. +91 9890860065)	07/03/2024 (Thursday) to 18/03/2024 (Monday)
4.	Last date for submission of Earnest Money Deposit (EMD) by the qualified bidders	21/03/2024 (Thursday)
5.	Date & Time of e-auction (With unlimited extension of 5 minutes each)	23/03/2024 (Sat.) between 15 hrs. to 17 Hrs.

Note: The sale of assets through E-Auction will be conducted strictly as sale of all assets of the Corporate Debtor as going concern on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS". Further, the detailed Terms & Conditions, E-Auction Tender Document & Other details of online auction sale are available on website [www.eauctions.co.in](http://www.eauctions.co.in) & [www.ibbi.gov.in](http://www.ibbi.gov.in) or can reach out to liquidator at above mentioned address. EMD (refundable without interest) should be deposited on or before Thursday i.e. 21/03/2024 by way of NEFT/RTGS/DD drawn in favor of Slightest change in name as DD drawn in favour of Oren Kitchen Appliances Private Limited in Liquidation payable at Axis Bank having A/C No. 924020910198347 (IFSC Code: UTIB0000448 and MICR Code: 380 211 009), Gandhinagar (Gujarat). Contact person: E-Auction Agency (Linkstar Infosys Pvt. Ltd.) : Mr. Divit Prajapati, Email id: [admin@eauctions.co.in](mailto:admin@eauctions.co.in), Mobile No.: +91 7874138337 Contact person on behalf of Liquidator, Email id - [arvindg.cs@yahoo.com](mailto:arvindg.cs@yahoo.com), Tel No. 079-40324567/88 & Mobile No.: +91 9879566756. Sd/- Date : 23-02-2024 CS Arvind Gaudana, Liquidator Place : Ahmedabad. IBBI Reg. No. IBBI/PA-002/IP-00283/2017-18/10481-AFA upto 31st December, 2024

ICICI BANK LTD

NOTICE OF LOSS OF SHARE CERTIFICATES

Notice is hereby given that the following share certificate(s) issued by the Company are stated to have been lost or misplaced and the registered share holder(s) thereof have applied for issue of duplicate share certificate(s).

Notice is hereby given that the company will proceed to issue duplicate share certificate(s) to the below mentioned person(s) unless a valid objection is received by the company within 15 days from the date of publication of this notice. No claims will be entertained by the company with respect to the original share certificate(s) subsequent to the issue of duplicate(s) thereof.

S. No	FOLIO	NAME	CERT NO	DISTI FROM	DISTI TO	SHARES
1	1019496	Dr. J Balasubramanian	17472	8629701	8643200	13500

Any person who has/have a claim in respect of the said certificate(s) should lodge his/her/their claim with all supporting documents with the company at its registered office. If no valid and legitimate claim is received within 15 days from the date of publication of this notice, the company will proceed to issue Letter of Confirmation in lieu of duplicate share certificate(s) to the person listed above and no further claim would be entertained from any other person(s).

Biotechnology Industry Research Assistance Council

(A Government of India Enterprise)

INVITES PROPOSALS for establishing

मूलांकुर Bio-Enabler : Biomanufacturing Hubs

Enabling Access to Infrastructure and Resources [Bio-foundries] for Bio-manufacturing

Focussing on

- Functional foods and smart proteins
- Bio-based chemicals and enzymes
- Precision biotherapeutics
- Climate change and resilient agriculture
- Carbon capture and utilization
- Futuristic marine and space research

under following categories

Using existing facilities

Augmenting existing facilities

Setting up new facilities

Proposals can be submitted by

Companies /LLPs/ Academic Research Institutes/ Recognized Incubators

For online application and scheme details, please log on to BIRAC website ([www.birac.nic.in](http://www.birac.nic.in))

Last date for submission of proposals

25<sup>th</sup> March, 2024 (till 5:30 pm)

For queries, please contact: Dr. Prachi Kaushik, Senior Manager, BIRAC Email: [pkaushik.birac@nic.in](mailto:pkaushik.birac@nic.in)

Ahmedabad









**JM Financial Asset Reconstruction Company Limited**  
Corporate Identity Number: U67190MH2007PLC74287  
Registered Office Address: 7th Floor, Energy, Appasaheb Marathe Marg, Prabhadevi, Mumbai 400025  
Website – [www.jmfinancialarc.com](http://www.jmfinancialarc.com)  
Contact Person: (1) Shallesh Shivhare-788022779 (2) Rohan Sawant – 9833140313 (3) Yash Oza - 022 - 6224 1676

**E-Auction Sale Notice – Fresh Sale**  
That Pramal Capital and Housing Finance Ltd (formerly known as Dewan Housing and finance corporation Ltd) have assigned a pool of Loan (including below mentioned Loans) together with underlying security interest created thereof along with all the rights, title and interest thereon under Section 5 (1) (b) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT") vide an assignment agreement dated March 29, 2023 ("the Assignment Agreement") in favour of JM Financial (JM) [herein referred as Assigned] acting in its capacity as trustee of JMFAIR – Aranya – Trust. It is to notify that PCMFL is authorized and appointed to act as Service provider / Collection agent to facilitate all operational and procedures processes vide Assignment / Service Agreement.  
Pursuant to taking possession of the secured asset mentioned hereunder by the Authorized Officer of Secured Creditor under the SARFAESI ACT, 2002 for the recovery of amount due from borrower(s), offers are invited by the undersigned for purchase of immovable property, as described hereunder, which is in the physical possession, on 'As is Where is Basis', 'As is What is Basis' and 'Whatever is There is Basis', Particulars of which are given below:

Loan Code / Branch / Borrower(s) / Co-Borrower (s) / Guarantor(s)	Demand Notice Date and Amount	Property Address _final	Reserve Price	Earnest Money Deposit (EMD) (10% of RP)	Outstanding Amount (22-02-2024)
Loan Code No.: 04800000986, Jalgon (Branch), Bharat Dhan Singh Sopo (Borrower), Surajmukhi Bharat Sopo (Co Borrower 1)	Dt: 25-01-2019, Rs. 584221/- (Rs. Five lakh Eighty Four Thousand Two Hundred Twenty One Only)	All the piece and Parcel of the Property having an extent - Gat No. 67, Plot No. 20621, Block No.15 At: Pungan Shivhar, Tal. Pachora B/h Hotel Dalb, Bhadgaon, Dist. Pachora, Jalgon-424201 Boundaries As:- North : common lane South : plot no. 21, b.no. 17 East : Road West : Remaining part of p.no. 208, 21, b.no. 16	Rs. 183000/- (Rs. Eighteen lakh Thirty Thousand Only)	Rs. 183000/- (Rs. One lakh Eighty Three Thousand Only)	Rs. 952855/- (Rs. Nine lakh Fifty Two Thousand Eight Hundred Fifty Five Only)

**DATE OF E-AUCTION: 29-03-2024, FROM 11.00 A.M. TO 2.00 P.M. (WITH UNLIMITED EXTENSION OF 5 MINUTES EACH), LAST DATE OF SUBMISSION OF BID: 28-03-2024, BEFORE 4.00 P.M.**  
For detailed terms and conditions of the Sale, please refer to the link provided in <https://www.jmfinancialarc.com/Home/Assetsforsale>  
On <https://www.bankauctors.in>  
**STATUTORY 30 DAYS SALE NOTICE UNDER SARFAESI ACT TO THE BORROWER/GUARANTOR / MORTGAGOR**  
The above mentioned Borrower/Guarantor are hereby notified to pay the sum as mentioned in section 13(2) notice in full with accrued interest till date before the date of auction, failing which property will be auctioned/sold and balance dues if any will be recovered with interest and cost from borrower/guarantor.  
Date : 24-02-2024 Place: Nagpur

**PUBLIC NOTICE**  
NOTICE is hereby given that Mohi Chandiram Karnani is the owner of Flat No. 301 admeasuring 1064 sq. feet carpet area on the 3<sup>rd</sup> floor in the building known as 'Bandra Sharan Co-operative Housing Society, situated at Plot bearing No. 236 of T.P.S. III, also bearing C.T.S No. 7773, 27<sup>th</sup> Road, Bandra (West), Mumbai – 400050 and is the member of our Society and has informed the Society that he has misplaced his Original Share Certificate No. 007 dated 21<sup>st</sup> April, 2014 comprising of 5 (Five) Shares of Rs. 50/- each bearing Distinctive Nos. 51 to 55 (both inclusive) and has made an application to the Society for issue of Duplicate Certificate.  
If any person/s has any claim/s in respect of the aforesaid misplaced certificate, then the same should be intimated to the Society in writing with supporting documents thereof (and not otherwise) at its address mentioned below within the period of 14 (Fourteen) days of publication of this Notice, failing which the Society shall be at liberty to issue the Duplicate Certificate.  
Place : MUMBAI Sd/-  
Date : 24.02.2024 The Secretary  
Bandra Sharan Co-operative Housing Society Ltd.  
Plot No. 236 of T.P.S. III, also bearing C.T.S No. 7773, of Village-Bandra, 27<sup>th</sup> Road, Bandra (West), Mumbai-400 050

**POSSESSION NOTICE**  
(for immovable property)  
Whereas,  
The undersigned being the Authorized Officer of INDIABULLS HOUSING FINANCE LIMITED (CIN:L65922DL2005PLC136029) under the Securitisation and Reconstruction of Financial Assets and 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 dated 16.02.2023 calling upon the Borrower(s) M WORLD (THROUGH ITS PARTNERS), VIPIN MEGHJI DEDHIA, JIGNAV DEDHIALIAS JIGNA VIPIN DEDHIA, SAVITA MEGHJI DEDHIA and MINI WORLD (THROUGH ITS PARTNERS) to repay the amount mentioned in the Notice being Rs. 43,37,863.27 (Rupees Forty Three Lakhs Thirty Seven Thousand Eight Hundred Sixty Three and Paise Twenty Seven Only) against Loan Account No. HLAAPVSH00499929 as on 14.02.2023 and interest thereon within 60 days from the date of receipt of the said Notice.  
The Borrower(s) having failed to repay the amount, Notice is hereby given to the Borrower(s) and the public in general that the undersigned has taken Symbolic Possession of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 21.02.2024.  
The Borrower(s) 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 INDIABULLS HOUSING FINANCE LIMITED for an amount of Rs. 43,37,863.27 (Rupees Forty Three Lakhs Thirty Seven Thousand Eight Hundred Sixty-Three and Paise Twenty Seven Only) as on 14.02.2023 and interest thereon.  
The Borrowers' attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the Secured Assets.  
**DESCRIPTION OF THE IMMOVABLE PROPERTY**  
**PROPERTY NO.1**  
SHOP NO. 1 HAVING CARPET AREA 459 SQUARE FEET ON GROUND FLOOR, WING-A OF THE BUILDING CHANDRAVIJAY CHS LTD, OPPOSITE BANSURI HOTEL, MAHATMA PHULE ROAD, MULUND EAST, MUMBAI-400081, MAHARASHTRA.  
**PROPERTY NO.2**  
SHOP NO. 2 HAVING CARPET AREA 299 SQUARE FEET ON GROUND FLOOR, WING-A OF THE BUILDING CHANDRAVIJAY CHS LTD, OPPOSITE BANSURI HOTEL, MAHATMA PHULE ROAD, MULUND EAST, MUMBAI-400081, MAHARASHTRA.  
Sd/-  
Date : 21.02.2024 Authorised Officer  
Place: MUMBAI INDIABULLS HOUSING FINANCE LIMITED

**OREN KITCHEN APPLIANCES PRIVATE LIMITED (IN LIQUIDATION)**  
(CIN: U28997MH2009PTC193468 Under liquidation vide Honble NCLT, Mumbai order dated 28/10/2021)  
Liquidator Address: CS Arvind Gaudana, RP, 307, Ashirwad Paras, Corporate Road, Mr. Prahlad Nagar Garden, Satellite, Ahmedabad-380015.  
**E-AUCTION SALE NOTICE - OR - 1**  
Notice is hereby given to the public in general under section 35(f) of the Insolvency and Bankruptcy Code, 2016, r. w. regulation 33 of Liquidation Process Regulations, that the following assets and properties of the above corporate debtor forming part of Liquidation Estate will be sold by the Liquidator through e-auction platform of Link star Infosys Pvt. Ltd. (<https://www.eauctions.co.in>)  
**Particulars of assets put to E-Auction**  
Basic Description of Assets and Machineries for sale: 1. Land & Building comprising of Plot No. 278/1, 278/2, S. No. 203/P admeasuring 8395.21 sq. mtrs. Or thereabout without boundary walls situated at Umbergaon Industrial Estate Ltd. GIDC, District - Valsad, Gujarat-396171 and 2. Inventories, Furnitures & Fixtures and scrap in business premises. Reserve Price (INR) 1207.50Lacs EMD(INR)120.75 Lacs, Incremental Bid (INR) 5 Lakh  
**Auction Timelines**

Sr.No.	Event/Description	Date
1.	Submission of eligibility documents by Prospective Bidder	07/03/2024 (Thursday)
2.	Declaration of qualified bidder	12/03/2024 (Tuesday)
3.	Time for the qualified bidder to inspect the assets under Auction (Please contact security man, Mob. No. +91 9890960055)	07/03/2024 (Thursday) to 18/03/2024 (Monday)
4.	Last date for submission of Earnest Money Deposit (EMD) by the qualified bidders	21/03/2024 (Thursday)
5.	Date & Time of e-auction (With unlimited extension of 5 minutes each)	23/03/2024 (Sat.) between 15 hrs. to 17 Hrs.

Note: The sale of assets through E-Auction will be conducted strictly as sale of all assets of the Corporate Debtor as going concern on 'AS IS WHERE IS', 'AS IS WHAT IS', and 'WHATEVER THERE IS BASIS' and 'WITHOUT RECOURSE BASIS'. Further, the detailed Terms & Conditions, E-Auction Tender Document & other details of online auction sale are available on website [www.eauctions.co.in](http://www.eauctions.co.in), & [www.ibbi.gov.in](http://www.ibbi.gov.in) or can reach out to liquidator at above mentioned address. EMD (refundable without interest) should be deposited on or before Thursday i.e. 21/03/2024 by way of NEFT/RTGS/DD drawn in favour of Slightest change in name as DD drawn in favour of Oren Kitchen Appliances Private Limited In Liquidation payable at Axis Bank having A/C No. 924020010198347 (IFSC Code: UTIB0000448 and MICR Code: 380211 008), Gandhinagar (Gujarat). Contact person: E-Auction Agency (Linkstar Infosys Pvt. Ltd.): Mr. Vijay Pipaliya & Mr. Istihak Ahmed, Email id-admin@eauctions.co.in, Mobile No.: +91 9870099713. Contact person on behalf of Liquidator, Email id - arvindg\_cs@yahoo.com, Tel No.: 079 - 40324567/88 & Mobile No.: +91 9879566756.  
Date : 23-02-2024 Sd/-  
Place : Ahmedabad. CS Arvind Gaudana, Liquidator  
IBBI Reg. No. IBBI/PA-002/P-N00283/2017-18/10481-AFA upto 31<sup>st</sup> December, 2024

**PUBLIC NOTICE**  
General Public is hereby informed that My Clients i.e. Mr. Ratilal Ganpatil Chauhan and Mrs. Ushaben Ratilal Chauhan, both adults, having address at 3/33, Harisadana, Raja Ram Mohan Rai Road, Girgaon Church, 195, New Charni Road, VTC, Girgaon, Mumbai-400 004, state and declare that, my Clients have severed all their relations with their son Mr. Ankit Ratilal Chauhan & Daughter Mrs. Vimpi Vipinkumar Parmar, both adults, presently residing at USA, due to their Unkindness. My Clients have also disowned and debarred their son & daughter i.e. Mr. Ankit Ratilal Chauhan & Mrs. Vimpi Vipinkumar Parmar and they have no claim or title to any of the movable and immovable properties possessed or to be possessed or belonging to my Clients in India as the said properties are all self-acquired properties of my Clients. Their Son & daughter i.e. Mr. Ankit Ratilal Chauhan & Mrs. Vimpi Vipinkumar Parmar have no power or authority or claim to incur any debts on the security of said properties of my Clients till my Clients are alive. After death of my Clients, the movable and immovable properties possessed by my Clients, shall be equally divided into Mr. Ankit Ratilal Chauhan & Mrs. Vimpi Vipinkumar Parmar.  
Anybody dealing with Mr. Ankit Ratilal Chauhan & Mrs. Vimpi Vipinkumar Parmar, do so at his/her/their own risk and responsibilities and my Clients will not be responsible for any act, deed or dealing done by Mr. Ankit Ratilal Chauhan & Mrs. Vimpi Vipinkumar Parmar.  
Mumbai, Dated this 24th Day of February, 2024  
Sd/-  
ADVOCATE URMIL G. JADAV, B. Com, L.L.B., Mumbai  
5th Floor, Kundan House, Above HDFC Bank,  
Dattapada Road, Borivali (E), Mumbai- 400066

**SBI STATE BANK OF INDIA**  
RETAIL ASSETS CENTRAL PROCESSING CENTER  
1st Floor, Plot No. P/24, Near Sakal Circle, Trimbak Road, MIDC Satpur, Nashik 422007, Tel. 0253-2223015/2223007  
**POSSESSION NOTICE** [Rule 8(1) FOR IMMOVABLE PROPERTY  
The undersigned being the Authorized Officer of State Bank of India, R.A.C.P.C. Nashik (10518) under the Securitization and Reconstruction of Financial Asset and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(2) read with rule 3 of the Security Interest (Enforcement) Rules, 2002 issued Demand notice under section 13(2) dated 30-10-2023 calling upon the Borrowers/ Proprietors Mr. Rajendra Babanrao Gaikhandi to repay the amount mentioned in the notices aggregating ₹. 26,28,744/- (Rupees Twenty six lacs twenty eight thousand seven hundred forty four Rupees Only) as on 30-10-2023 together with interest and other charges thereon incurred/ to be incurred within 60 days from the date of receipt of the said notice.  
The Borrower/mortgagor/guarantor having failed to repay the amount, notice is hereby given to the Borrower/mortgagor/guarantor and the public in general that the undersigned has taken Symbolic Physical Possession of the property described herein below in exercise of powers conferred on him under section 13(4) of the said Act read with rule 9 of the said rules on the 17.02.2024.  
The borrower/mortgagor/guarantor in particular and the public in general are hereby cautioned not to deal with the property and any dealings with property will be subject to the charge of the State Bank of India R.A.C.P.C. Nashik (10518) for an aggregate amount of ₹. 26,28,744/- (Rupees Twenty six lacs twenty eight thousand seven hundred forty four Rupees Only) as on 30-10-2023 plus further interest and other charges accrued thereon till the date of final payment.  
The Borrower's attention is invited to provisions of sub-section (8) of section (13) of the act, in respect of the time limit available to redeem the secured assets.  
**DESCRIPTION OF PROPERTY Given As Security**  
Residential of the Secured Asset : Flat No. - 1, A-Wing, Nayan Vihar Apartment Sy. No. 170/11/20 & 170/11/25, Plot No. 20 & 25, Gunjal Baba Nagar, B/h Sai Baba Mandir, Off. Hirawadi Road, Panchavati, Nashik, Admeasuring 51.15 Sq. Mtrs. The Boundaries are as follows : East : Side Margin & Compound wall, West : Side Margin & compound wall, South : Compound wall, North : Parking Space.  
Sd/- Authorized officer  
Date - 21/02/2024 | Place - Nashik State Bank Of India

Registered Office :- TJSB House, Plot No. 85, Road No. 2, Wagle Industrial Estate, Thane (West)-400604, ☎ 022-2587 8500  
Ho Recovery Office :- Madhukar Bhawan, Recovery Department, 3<sup>rd</sup> Floor, Wagle Estate Road No. 16, Thane (West)-400604, ☎ 022-2583 8752/582  
**TJSB SAHAKARI BANK LTD.** MU-STATE CHIEF OFFICE

**PUBLIC AUCTION**  
TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short "SARFAESI act 2002") and the rules made here under has issued Demand Notice on 03.08.2023 under section 13(2) of the said Act, to Mrs. Manomay Enterprises (Proprietor - Mr. Sadrani Jimesh Ramesh) (Borrower), Mr. Sadrani Jimesh Ramesh (Borrower & Mortgagor), Mrs. Sadrani Vidya Jimesh (Co-borrower, Mortgagor & Guarantor), Mr. Maskare Laxman Ganpat (Guarantor), Mr. Rane Dhiraj Dattaram (Guarantor), Mrs. Koli Kamala Gopal (Guarantor), Mr. Temghare Rakesh Anil (Guarantor).  
The Borrower & Mortgagor have not repaid the amount of of Rs. 31,00,909.37 (Rupees Thirty-One Lakhs Nine Hundred Nine and Paise Thirty-Seven Only) as on 31.07.2023 with further interest and charges from 01.08.2023 mentioned in the said Demand Notice within stipulated period, hence the Authorized Officer has taken the Physical Possession of the immovable property mentioned herein below u/s 13(4) of the said Act.  
I, the Undersigned, as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the said property on "AS IS WHERE IS BASIS" without movable assets by inviting Tenders as laid down in prescribed laws.  

Name of the Borrower(S) / Guarantor(S) / Mortgagor(S)	Description of Immovable Property
1. M/s. Manomay Enterprises (Proprietor Mr. Sadrani Jimesh Ramesh) ...Borrower	All that piece and parcel of immovable property in the form of Flat No.-201, having an area admeasuring 340.68 sq. ft. of Carpet Area along with Balcony admeasuring 28.50 Sq. Ft. and weather shed admeasuring 36.87 sq. ft. total area 406.05 sq. fts. located on the second floor, in "A Wing" of the building No. - 1 in the complex known as "Omkar & Royal Residency", constructed on the Plots of land bearing Gat No. 17/0, 146/1A, 146/1B & 147/2 totally having an admeasuring about 7880 sq. mtrs. lying, being and situated at village Akurli, Talathi Saza Asudgaon, within the limits of Grampanchayat Akurli, Taluka and Sub-Registration Sub-District Panvel, District & Registration District Raigad.
2. Mr. Sadrani Jimesh Ramesh ...Borrower & Mortgagor	
3. Mrs. Sadrani Vidya Jimesh ...Co-borrower, Mortgagor & Guarantor	
4. Mr. Maskare Laxman Ganpat ...Guarantor	
5. Mr. Rane Dhiraj Dattaram ...Guarantor	
6. Mrs. Koli Kamala Gopal ...Guarantor	
7. Mr. Temghare Rakesh Anil ...Guarantor	

**New Panvel Branch**  
Loan Account Nos. 049/ CC/13, WCTL-M/2, SS-M/56, PSLN-M/190  
Place of Auction : TJSB Sahakari Bank Ltd., "Madhukar Bhawan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No. 16, Thane (West)-400604  
Reserve price: Rs. 23,09,000.00  
EMD Amount: Rs. 2,30,900.00  
Date and time of inspection of property 02.03.2024 Between 11.00 A.M. To 2:00 P.M.  
Date and Time of property Auction 12.03.2024, at 11:00 a.m.

**TERMS & CONDITIONS :**  
1. The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable property of Mr. Sadrani Jimesh Ramesh (Borrower & Mortgagor) & Mrs. Sadrani Vidya Jimesh (Borrower, Mortgagor & Guarantor)" and bring/ send the said offer sealed cover envelope at the above-mentioned venue on or before 11.03.2024 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by DD/Pay Order in favour of TJSB Sahakari Bank Ltd., payable at Thane or RTGS to Account No. 001995200000001, IFSC Code TJSB00000001 on or before 11.03.2024 before 5:00 P.M.  
2. Offers so received by the undersigned will be opened and considered on 12.03.2024 at the above-mentioned venue at 11.00 a.m.  
3. The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.  
4. The Undersigned hereby informs to the Borrower/ Mortgagor(s), and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice, otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002  
5. All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 7 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.  
6. Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No. 8692848430/9320285432/8655403317).  
7. The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.  
This Publication is also 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.  
Sd/-  
(AUTHORISED OFFICER)  
Under SARFAESI Act, 2002  
Date : 24.02.2024 SEAL  
Place: Thane. For & on behalf of TJSB Sahakari Bank Ltd.

**THE HINDUSTAN HOUSING COMPANY LTD.**  
CIN: L45200MH11934PLC002346  
Registered Office: Bajaj Bhawan, 2<sup>nd</sup> Floor, Jamnialal Bajaj Marg, 226, Nariman Point, Mumbai - 400 021. Ph: 022 6942 4200  
E-mail: [meetakhalsab@bajajgroup.net.in](mailto:meetakhalsab@bajajgroup.net.in) Website: [www.hhclbajaj.com](http://www.hhclbajaj.com)

**NOTICE OF POSTAL BALLOT**  
NOTICE is hereby given to the Members of The Hindustan Housing Company Limited that, pursuant to and in compliance with the provisions of Section 108 and 110 and other applicable provisions, if any, of the Companies Act, 2013 ("the Act"), Rules 20 and 22 of the Companies (Management and Administration) Rules, 2014 ("Rules"), read with read with the General Circular Nos. 14/2020 dated 8<sup>th</sup> April, 2020, 17/2020 dated 13<sup>th</sup> April, 2020 and General Circular No. 09/2023 dated 25<sup>th</sup> September, 2023 issued by the Ministry of Corporate Affairs ("MCA Circulars") and Regulation 44 and other applicable regulations of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, including any statutory modification or re-enactment thereof for the time being in force, approval of the members is being sought for re-appointment of Ms. Minal Bajaj (DIN: 00222469) as a Whole-Time Director of the company designated as Executive Director for a further period of 5 (five) years commencing from 1<sup>st</sup> June, 2024 till 31<sup>st</sup> May, 2029, which is proposed to be passed as an "Ordinary Resolution", by way of postal ballot by voting through electronic means ("remote e-voting"). In compliance with the MCA Circulars, the Company has completed the dispatch of the Postal Ballot Notice, by electronic means only, on Friday, February 23, 2024 to those members of the Company whose names appeared in the Register of Members/List of Beneficial Owners as on Friday, 16<sup>th</sup> February, 2024 (the "Cut-off date"). The Postal Ballot Notice is available on the Company's website at [www.hhclbajaj.com](http://www.hhclbajaj.com), website of the Stock Exchange i.e. BSE at [www.bseindia.com](http://www.bseindia.com) and on the website of the RTA at [www.bigsshareonline.com](http://www.bigsshareonline.com). Members whose names appeared on the Register of Members/Beneficial Owners as on the Cut-off date are entitled to vote on the Resolutions as set forth in the Postal Ballot Notice. The voting rights of the members shall be reckoned in proportion to the paid-up equity shares held by them as on the Cut-off date. A person who is not a member as on the Cut-off date shall treat the Postal Ballot Notice for information purpose only. In compliance with MCA circulars, the Company has provided only the remote e-voting facility to its Members, to enable them to cast their votes electronically instead of submitting the physical Postal Ballot form. The communication of the assent or dissent of the members would take place only through the remote e-voting system. For this purpose, the Company has availed the services of its RTA - Bigshare Services Private Limited for facilitating remote e-voting to enable the members to cast their votes electronically only.  
The detailed procedure and instructions for remote e-voting are enumerated in the Postal Ballot Notice. Remote e-voting shall commence on Saturday, 24<sup>th</sup> February, 2024 at 09.00 A.M. IST and end on Sunday, 24<sup>th</sup> March, 2024 at 05.00 P.M. IST. The remote e-voting facility will be disabled for voting by the RTA upon expiry of the aforesaid voting period.  
M/s. KPUB & Co., Practicing Company Secretaries has been appointed as the Scrutinizer for the Postal Ballot. The result of the Postal Ballot will be intimated to BSE within two working days from the last date of voting and will also be simultaneously placed on the website of the Company.  
In case of any queries or grievances connected with voting by electronic means, you may contact the RTA at [ivote@bigsshareonline.com](mailto:ivote@bigsshareonline.com) or call them at: 1800 22 54 22.  
In case of any queries related to Postal Ballot Notice or in case any member whose name appears in the Register of Members/ List of Beneficial Owners as on the cut-off date, has not received the Postal Ballot Notice, he/she may write to [meetakhalsab@bajajgroup.net.in](mailto:meetakhalsab@bajajgroup.net.in).  
For The Hindustan Housing Company Ltd.  
Sd/-  
Meeta Khalsa  
Company Secretary  
Mumbai : 23<sup>rd</sup> February, 2024

**Indian Overseas Bank**  
(A Govt. of India Undertaking)  
Andheri (W) Branch (02089)  
C 201, II Floor, Water Ford Building, CD Barliwala Lane, Andheri (West) MUMBAI – 400 058, MAHARASHTRA. Ph: (022) 26209551/7472

**POSSESSION NOTICE**  
(for immovable property) [(Rule 8(1))  
Whereas, the undersigned being the Authorised Officer of the Indian Overseas Bank under, the Securitisation and Reconstruction of Financial Assets and 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 a demand notice dated 10.11.2023 calling upon the borrowers / mortgagors / guarantors Smt. ASHABEN RAVIBHAI PAUN, R/O Permanent Address: FLAT NO. 101 YASHRAJ VILLA BALKUM TALUKA AND DIST THANE  
Communication Address: FLAT NO. 202, B WING, BLDG NO.3, ARKADE ART. OFF MIRA BHAYANDAR HIGHWAY, SILVER SARITA COMPLEX, MIRA ROAD (E. THANE, MAHARASHTRA - 400080)  
Office Address: FLAT NO. 202, B WING, BLDG NO. 3, ARKADE ART. OFF MIRA BHAYANDAR HIGHWAY, SILVER SARITA COMPLEX, MIRARD, E. THANE, 27, 400080  
And Shri SACHIN KISHORBHAI PAUN, (here in after referred as "Borrowers") Permanent Address: FLAT NO. 101 YASHRAJ VILLA BALKUM TALUKA AND DIST. THANE  
Office Address: FLAT NO. B/3-202, ARKADE ART. OFF MIRA BHAYANDER HIGHWAY, SILVER SARITA COMPLEX, MIRA ROAD (East) THANE, 401 107.  
And Shri KISHORBHAI MATHURADAS PAUN (Here in after referred as "Guarantor") R/O D-904, SALINIUM CITY NEAR, GOLDEN PORTICO MADHAPAR, RAJKOT, RAJKOT, GUJARAT, 380008.  
Communication Address: FLAT NO. 101 YASHRAJ VILLA BUILDING BALKUM TALUKA AND DIST. THANE.  
Office Address: D-904, SALINIUM CITY NEAR, GOLDEN PORTICO MADHAPAR, RAJKOT, RAJKOT, 24380008 to repay the amount mentioned in the notice being Rs. 94,47,076.0 (Rupees Ninety Four Lakh Forty Seven Thousand Seventy Six Only) as on 10.11.2023 with further interest at contractual rates and rests, charges etc till date of realization within 60 days from the date of receipt of the said notice.  
(1) The borrowers having failed to repay the amount, notice is hereby given to the borrowers and the public in general that the undersigned has taken Possession of the property described herein below in exercise of powers Conferred on him/ her under Section 13(4) of the said Act read with Rule 8 of the said Rules on this 15th day of February of the year 2024  
(2) The borrowers in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of Indian Overseas Bank for an amount of Rs. 97,02,059.00 (Ninety Seven Lakh Two Thousand Fifty Nine Only) as on 21.02.24 with further interest thereon at contractual rates & rests as agreed, charges etc., from the aforesaid date mentioned in the demand notice till date of payment less repayments, if any, made after issuance of Demand Notice. The dues payable as on the date of taking possession is Rs. 97,02,059.00 (Ninety Seven Lakh Two Thousand Fifty Nine Only) payable with further interest at contractual rates & rests, charges etc., till date of payment.  
(3) The borrower's attention is invited to provisions of Sub-section (8) of the Section 13 of the Act, in respect of time available to them, to redeem the secured assets.  
Description of the Immovable Property  
All that part and parcel of the property consisting of Flat No. 101, Yashraj Villa building, Vill- Balkum, Taluka and Dist- Thane - 400008 In survey No. 144/5 Registration Ward/Taluka Tal. Thane and District Thane.  
Bounded  
On the North by: Road  
On the South by: Jamuna CHSL  
On the East by: Open Plot  
On the West by: Open Plot  
Date: 21.02.24  
Place: Mumbai  
Authorised Officer

**Bandhan Bank**  
Regional Office: Netaji Marg, Nr. Mithakhali Six Roads, Ellisbridge, Ahmedabad-6. Phone: + 91-79-26421671-75

**Demand Notice to Borrowers**  
The under mentioned account turned into N.P.A and demand notice is issued by Bandhan Bank Ltd. to the following borrower(s), under sec.13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act (The Act), 2002 which was returned unserved. Hence, this notice is issued to you all and public at large through publication.  

Name of borrower(s), and Loan Account No.	Description of mortgaged property (Secured Asset)	Date of Demand Notice/Date of NPA	O/S Amount as on Date of Demand Notice	Date of Pasting of Notice
Mr. Harshu Prasad Ramshiroman Dubey Mr. Ankush Harshuprashed Dubey 20004130003314	All that piece and parcel of the immovable property situated at Hissa No.3,6 A/402 Shree Sai Apartment, Nr. Krishna Complex Evershine City, Vasai East, VasaiVirar City, Taluka: Vasai, Dist: Thane, Maharashtra-401208 and bounded by: North: White Hills Building, East: B wing, West: Internal Road, South: Shree Krishna Complex	30.10.2023/ 04.07.2023	Rs.20,48,608.04 (as on 30.09.2023)	20.01.2024
Mr. Pradeep Nakul Sharma Mrs. Reena Pradeep Sharma 20004270000133	All that piece and parcel of the immovable property situated at Ward No.41/108 A wing C type, 409 Nisarg Park, Pandurang Nagar, Nilje Kalyan-Dombivli Thane, Maharashtra-421204 and bounded by: North: A type, East: B wing, West: A type, South: A type	22.11.2023/ 03.10.2023	Rs. 12,19,827.45 (as on 31.10.2023)	18.01.2024
Mr. Sunil Balu Mete Mrs. Savita Sunil Mete 20004140001617	All that piece and parcel of the immovable property situated at Vibhag No.05 A 108 Swapnapuri Residency, Bardi Village, Bhivapurikarjat, Taluka: Karjat, Dist: Raigarh, Maharashtra-410101 and bounded by: North: Road, East: Building, West: Building, South: Open Plot	30.10.2023/ 05.07.2022	Rs.5,30,459.21 (as on 30.09.2023)	20.01.2024
Mr. Sandesh Shankar Kasare Mrs. Kavita Sandesh Kasare 20004120002508	All that piece and parcel of the immovable property situated at Milkat No.302, 1st floor, Flat No.101 and 102 Vishal Plaza Devicha Pada Ta: Panvel, Dist: Raigarh, Maharashtra-410206 and bounded by: North: Open Space, East: Building, West: Open Space, South: Open Space	22.11.2023/ 03.11.2023	Rs.12,38,746.17 (as on 31.10.2023)	25.01.2024
Mr. Sandeep Laxman Satre Mrs. Reshma Sandeep Satre 20004200000873	All that piece and parcel of the immovable property situated at 401 Anu Vitthal Krupa Soc., Shridhar Mhatre Chowk, Mahatma Phule Road, Dombivli, Wkalyan-Dombivli, Ta: Kalyan, Dist: Thane, Maharashtra-421201 and bounded by: North: Chawl, East:Chawl, West: Building, South: Chawl	30.10.2023/ 04.07.2023	Rs.9,33,247.49 (as on 30.09.2023)	24.01.2024
Mr. Nandu Amrutrao Patil Mrs. Shakuntala Nandu Patil 20004140001284	All that piece and parcel of the immovable property situated at Survey No.28 Building No.1 A, Flat No. 001 Nirmala Park, B/h Kaka Dhaba Adivali Dhokali Kalyan (D-Thane) Kalyan, Thane, Maharashtra-421306 and bounded by: North: Shaniwar Patil House, East: Pandu Patil House, West: Shaniwar Patil House, South: Shaniwar Patil House	22.11.2023/ 03.11.2023	Rs.8,85,413.83 (as on 31.10.2023)	16.01.2024
Mr. Rajesh Kumar Gupta Mr. Triloknath Gupta 20004250000183	All that piece and parcel of the immovable property situated at Building No. 2, 302 Jay Metadi Complex, Building No.2, Morbe, Ta: Panvel, Dist: Raigarh, Maharashtra-410206 and bounded by: North: Open Plot, East: Road, West: Open Plot, South: Open Plot	30.10.2023/ 04.07.2023	Rs.16,72,688.16 (as on 30.09.2023)	25.01.2024
Mr. Machindrnath Dagadu Chormale Mrs. Parvati Machindrnath Chormale 20004100002936	All that piece and parcel of the immovable property situated at Hissa No.1, Building 1, Wing-B, 101 Geeta Bhavan, Adivali Kalyan (D-Thane) Kalyan Thane, Maharashtra-421306 and bounded by: North: Open Plot, East: Under Construction Building, West: Open Plot, South: Open Plot	22.11.2023/ 03.10.2023	Rs.8,54,363.45 (as on 31.10.2023)	17.01.2024
Mrs. Safina Khan Mr. Akram Qurban Khan 20004170000113, 20004170000107	All that piece and parcel of the immovable property situated at Ward No.003 B, Adhiraj Nayan Paradise, Darul Mamul Nagar, Nr. Sai Baba Temple, Nilmore, West Nalasopara, Ta: Vasai, Dist: Mumbai, Maharashtra-401203 and bounded by: North: Baba Tower, East: Open Plot, West: C Wing, South: Sai Nagar	30.10.2023/ 03.02.2021	Rs.4,48,586.59 for loan a/c no. 20004170000113 and Rs.6,53,495.80 for loan a/c no. 20004170000107 aggregating to Rs.11,02,082.39 (as on 30.09.2023)	12.02.2024
Mr. Sushant Tanaji Andhale Mr. Tanaji Namdeo Andhale 20004120000795	All that piece and parcel of the immovable property situated at Plot No.197 Flat No.302 Krushna Kunj Building, Sector No.3, Ulve Tal Panvel, Ta: Panvel, Dist: Raigarh, Maharashtra-410206 and bounded by: North: 9 Meter Wide Road, East: Plot No.196, West: 9 Meter Wide Road, South: Plot No.185	3		







## E-AUCTION PROCESS INFORMATION DOCUMENT

Invitation for Bids for Auction of all the assets of **M/s Oren Kitchen Appliances Private Limited- In Liquidation**) as a Going Concern Basis under the provisions of the Insolvency and Bankruptcy Code, 2016 ("Code") by an Order of the Hon'ble National Company Law Tribunal, Mumbai Bench ("NCLT") dated 28th October, 2021.

**Date of Public Announcement 23<sup>rd</sup> February, 2024**  
**Date of E-Auction 23<sup>rd</sup> March, 2024 (between 15Hrs. to 17Hrs.)**

**Issued by:**  
**Arvind Gaudana, Liquidator**  
**M/s Oren Kitchen Appliances Private Limited - In Liquidation**  
**IBBI Regn. No: IBBI/IPA-002/ IP-N00283/2017-2018/10841**

**M/s Oren Kitchen Appliances Private Limited - In Liquidation**  
**(A Company under Liquidation Process *vide* NCLT's Order dated 28th October, 2021)**

**Regd. Add: Unit No. 106, Sector - I Vasai Taluka Ind.Estate Ltd., Gourai Pada, Vasai**  
**(East) Mumbai MH 401209 IN. (Currently Closed)**

**Factory Add: Industrial Unit, Plot No.:278/1 & 278/2, Umergaon Industrial Estate, GIDC,**  
**Umergaon, Valsad, Gujarat**

**Email ID: [arvindg\\_cs@yahoo.com](mailto:arvindg_cs@yahoo.com)**

Arvind Gaudana, is a Registered Insolvency Professional with the Insolvency and Bankruptcy Board of India (IBBI). Her IBBI Registration Number is: IBBI/IPA-002/ IP-N00283/2017-2018/10841. He has been appointed as the Liquidator of **M/s Oren Kitchen Appliances Private Limited - In Liquidation** by Hon'ble National Company Law Tribunal (NCLT), Mumbai Bench vide order dated 28th October, 2021, to manage, protect, sell and liquidate the properties, assets, business and other affairs of **M/s Oren Kitchen Appliances Private Limited - In Liquidation**.

**Address for Correspondence: 307, Ashirvad Paras, Corporate Road,**  
**Prahladnagar Garden Cross Road, Satellite,**  
**Ahmedabad-380015**



**Notes:**

1. This E-Auction Process Information Document is issued only for the interested Bidders.
2. Terms and Conditions, deadlines etc. for participating in the E-Auction are provided in the E-Auction Process Information Document. The timelines, notifications, updates and other details for the E-Auction Process are available on the portal [www.eauctions.co.in](http://www.eauctions.co.in) Contact Mr. Vijay Pipaliya & Mr. Istihak Ahmed at e-mail: [admin@eauctions.co.in](mailto:admin@eauctions.co.in)
3. Bidders desirous to submit their Bid have to submit their Bids on E-Auction Portal [www.eauctions.co.in](http://www.eauctions.co.in) Contact Mr. Vijay Pipaliya & Mr. Istihak Ahmed at e-mail: [admin@eauctions.co.in](mailto:admin@eauctions.co.in)



## DISCLAIMER

1. *This E-Auction Process Information Document is issued by **Arvind Gaudana, the Liquidator** appointed by Hon'ble NCLT, Mumbai Bench in the matter of **M/s Oren Kitchen Appliances Private Limited - In Liquidation** for general information purposes only.*
2. *This document is not a statutory document and it has not been approved or registered with any regulatory or statutory authority of Government of India or any State Government. Nothing herein or in materials relating to the E-Auction Process Information Documents should be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator.*
3. *It is to be noted that no information being provided in this E-Auction Process Information Document, claims to be comprehensive. Independent due diligence of the intended users of this document or the bidders is highly recommended.*
4. *This E-Auction Process Information Document and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Liquidator.*
5. *Neither the Liquidator, nor his Insolvency Professional Entity, his Partners, Legal Associates, etc. shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this E- Auction Process Information Document, including for the E-Auction Participant not being selected as a Successful Auction Participant or on account of any decision taken by the Liquidator.*
6. *Further, apart from the provisions set out in this E-Auction Process Information Document, the E-Auction process applicant shall be responsible for fully satisfying the requirements and provisions of the Insolvency and Bankruptcy Code 2016 and of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as well as all laws in force that are or may be applicable to the applicant or the sale process and for obtaining requisite regulatory permissions/approvals.*
7. *It is to be noted that by procuring a copy of this E-Auction Process Information Document, the recipient accepts the terms of this disclaimer, which forms an integral part of this E-Auction Process Information Document and part of all the other terms and conditions of this E-Auction Process Information Document.*
8. *Under no circumstances shall the E-Auction Participant make any contact, direct or indirect, by any mode what so ever, with the Company until the Liquidator gives his Written Permission.*
9. *The Assets of the of the Company are proposed to be sold as a 'Going Concern' on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse" basis and the proposed sale of the business/ assets of the Company does not entail transfer of any other title, except the title which the Company had on its business/ assets as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defector shortcoming in the business or moveable/immoveable assets of the Company.*



10. *The E-Auction Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to Physical and Electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.*
11. *This E-Auction Process Information Document is neither an agreement nor an offer by the Liquidator to the Prospective Bidders or any other person. The objective of this E-Auction Process Information Document is to provide interested parties with information that may be useful to them in making their bids. It may be noted that the assumptions, assessments, statements and information contained in the E- Auction Process Information Document may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own due-diligence, investigations and analysis and should also check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this E-Auction Process Information Document and may get independent advice from appropriate sources.*
12. *Information provided in this E-Auction Process Information Document to the Bidder(s) has been collected and collated from several sources. The information given by no means claims to be an exhaustive account of statutory requirements and should not be regarded as complete. The Liquidator accepts no liability or responsibility for the authenticity, accuracy or otherwise for any statement or information contained in the E-Auction Process Information Document.*
13. *The term "Sale of all the assets of the Corporate Debtor as a Going Concern Basis" wherever used in this Document shall mean, Sale of all the assets of the Corporate Debtor as a going concern basis in accordance with Regulation 32 read with Regulation 32A of the Liquidation Regulations, the provisions of the Code and this Process Memorandum.*



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**A. INFORMATION TO BE READ BEFORE BIDDING**

- 1. This E-Auction Process Information Document has been issued for the purpose of carrying out electronic auction (**E-Auction**) of all the assets of the **M/s Oren Kitchen Appliances Private Limited - In Liquidation** (the “**Company**” or “**Corporate Debtor**”) under the provisions of the Insolvency and Bankruptcy Code, 2016 and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (**Liquidation Process Regulations**).
- 2. The information provided in this E-Auction Process Information Document should be read together with the provisions of the Code and the Liquidation Process Regulations. In the event of a conflict between this E- Auction Process Information Document and the Code or the Liquidation Process Regulations, the provisions of the Code or the Liquidation Process Regulations, as the case may be, shall always prevail.
- 3. The information contained in this E-Auction Process Information Document or subsequently provided to Bidder(s), whether verbally or in the form of documents or any other form by or on behalf of the Liquidator, is provided to Bidder(s) on the terms and conditions as set out in this E- Auction Process Information Document.
- 4. The Liquidator may in his absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this E-Auction Process Information Document.
- 5. The issuance of this E-Auction Process Information Document does not imply that the Liquidator is bound to select a Bidder or to appoint the Preferred Bidder as Successful Bidder for the business or assets of the company and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
- 6. M/s. Linkstar Infosys Private Limited, (E-Auction Service Provider”) has been appointed as the E-Auction Service Provider. The sale of all the assets of the Company as a Going Concern Basis shall be undertaken by the E-Auction Service Provider for and on behalf of the Seller through an e-auction platform provided on the website portal of the E-Auction Service Provider (“Platform”).Other details with respect to the E-auction are as follows:

Type of Bid	E-Auction
Seller	Arvind Gaudana- Liquidator for <b>M/s Oren Kitchen Appliances Private Limited</b>
Website of E- Auction Service Provider	<b><a href="https://www.eauctions.co.in">https://www.eauctions.co.in</a></b>
Service Provider	<b>M/s. Linkstar Infosys Private Limited</b>
Annexures and Formats	<b>Format A:</b> Format for EMD by Associate Company <b>Annexure I:</b> Affidavit and Undertaking (on stamp paper) <b>Annexure II:</b> Bid form (to be duly filled in and signed and stamped by the Bidder and uploaded)



	<b>Annexure III:</b> Declaration by the Bidder (to be duly filled in and signed, stamped by the Bidder and uploaded along with the Bid form) <b>Annexure IV:</b> Terms & Condition of the E-auction <b>Annexure VI:</b> Asset Information Sheet <b>Annexure V:</b> Non-disclosure undertaking format
Special Instructions	Please note that this bidding is a serious matter and last- minute bidding may lead to unnecessary lapses. Neither the E-Auction Service Provider nor the Liquidator will be responsible for any lapses on part of the Bidders.

7. All terms and conditions with respect to the sale of all the assets of the company shall be governed by the directions of the Liquidator, NCLT and in accordance with the provisions of applicable laws. As mandated by the NCLT, the Liquidator shall exercise all rights with respect to sale of the Assets and Properties and it would be open to the Liquidator to appoint such experts, professionals or other persons, as the Liquidator might think necessary, in consultation with stakeholders, so as to enable the sale of the assets. The assets of the Company are to be sold as a "Going Concern" on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse basis".
8. The Annexures to this E-Auction Process Information Document shall form an integral part hereof and this E-Auction Process Information Document shall always be read in conjunction with the Annexures appended hereto.
9. The title document relating to the properties shall be available on request to be made to the Liquidator at [arvindg\\_cs@yahoo.com](mailto:arvindg_cs@yahoo.com).
10. The E-Auction Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to Physical and Electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.



## B. KEY DEFINITIONS

**“Adjudicating Authority”** or **“NCLT”** shall mean the Hon’ble NCLT, Mumbai Bench of the National Company Law Tribunal;

**“Applicable Laws”** shall mean, all the applicable laws, codes, regulations, rules, guidelines, circulars, re-enactments, revisions, applications and adaptations thereto, judgments, decrees, injunctions, writs and orders of any court, arbitrator or governmental agency or authority, rules, regulations, orders and interpretations of any governmental authority, court or statutory or other body applicable for such transactions including but not limited to the IBC, Liquidation Regulations, Companies Act, 1956 / 2013 (as applicable), Competition Act, 2002, Transfer of Property Act, 1882, Sale of Goods Act, 1930, Foreign Exchange Management Act, 1999, whether in effect as of the date of this E- Auction Process Information Document or thereafter and each as amended from time to time;

**“Bid”** means, any bid submitted by the Bidders as required in terms of this E- Auction Process Information Document and in accordance with the provisions of IBC read together with the Liquidation Process Regulations and the Applicable Laws;

**“Control”** shall mean a Person holding more than 26% (twenty six percent) of the voting share capital in a company or the ability to appoint majority of the directors on the board of another company or the ability of a company to direct or cause direction of the management and policies of another company, whether by operation of law or by contract or otherwise;

**“E-Auction Process Participant”** or **“Bidder”** means, Person or Persons who submitted a bid as per the E-Auction Process Information Document; and shall include a Qualified Bidder or the Successful Bidder, as the case may be, and as the context requires;

**“E-Auction Process Information Document”** means this document including all the appendices hereto, for the purposes of setting out the process for submission of a bid and selection of Successful Bid in accordance with the provisions of the IBC and shall include all supplements, modifications, amendments, alterations or clarifications thereto issued in accordance with the terms hereof.

**“IBC”** shall mean Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued there under, as amended from time to time.

**“Liquidation Process Regulations”** means, the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as amended from time to time;

**“Liquidator”** means an insolvency professional appointed as a Liquidator in accordance with section 34 of the IBC;

**“Person”** shall mean an individual, a partnership firm, an association, a corporation, a limited company, a trust, a body corporate, bank or financial institution or any other body, whether incorporated or not;

**“Qualified Bidder(s)”** shall mean a Bidder who fulfils the eligibility criteria listed out in the E-Auction Process Information Document.



**“Successful Bidder” or “Successful E-Auction Process Participant”** means, the Qualified Bidder whose bid is approved and who is declared successful by the Liquidator at the end of the determined auction phase.

**“Going Concern Sale”** shall mean sale of all the assets of the Corporate Debtor in accordance with Regulation 32 read with Regulation 32A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, including all its assets, liabilities and properties on “as is where is”, “as is what is”, “whatever there is”, and “no recourse basis”

## C. INTRODUCTION

1. The Company’s Liquidation Process has been initiated under the provisions of the IBC and the Liquidation Process Regulations by an order of the NCLT with effect from **28th October, 2021**. As per the said order, **Arvind Gaudana has been appointed as the Liquidator**.
2. The Liquidator endeavours to sale all the assets of the Company as a Going Concern in the manner specified under schedule I of regulation 33 of the Liquidation Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this Process Memorandum.
3. The E-Auction would be conducted in the manner specified in the Schedule I, as provided under Regulation 33 of the Liquidation Process Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this E-Auction Process Information Document. Interest on delayed payment will be applicable as per clause 12 of Schedule I.
4. The E-Auction Participants are encouraged to make themselves acquainted with the provisions of the IBC and the Liquidation Process Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations, as the case may be.

## D. THE COMPANY AND IT’S ASSETS OVERVIEW

Brief Background:

Name of the Corporate Debtor- **M/s Oren Kitchen Appliances Private Limited** (CIN: U28997MH2009PTC193466)

**Regd. Add: Unit No. 106, Sector - I Vasai Taluka Ind. Estate Ltd., Gourai Pada, Vasai (East) Mumbai MH 401209 IN (Currently Closed)**



**Factory: Industrial Unit, Plot No.:278/1 & 278/2, Umergaon Industrial Estate, GIDC, Umergaon, Valsad, Gujarat**

M/s Oren Kitchen Appliances Private Limited was incorporated on 22/06/2009. The Company is engaged in the manufacture ring, designing, developing, buying, whole selling, retailing, dealing, exporting, importing, distributing to suppliers, repairers, assembling, in all kinds of household appliances, kitchen utensils, kitchen wares etc. (taken from incorporation documents)

The last Annual General Meeting (AGM) was held on 30/09/2015 and as per records from Ministry of Corporate Affairs (MCA), its Balance sheet was last filed for the year ending on 13 November, 2021.

**Present Status:**

The Corporate Debtor committed the default in making the payment of outstanding dues to its creditor namely, M/s. M. S. Enterprise filed a petition under section 8 & 9 of Insolvency & Bankruptcy Code 2016. Finally, insolvency proceedings were initiated against the Company under the provisions of Insolvency & Bankruptcy Code 2016 by order CP (IB) No. 1673/I&BP/2017 of National Company Law Tribunal (NCLT) Mumbai Bench with effect from 19th June, 2018. The Resolution Professional filed an application on 13.10.2018 to liquidate the Corporate Debtor. The order for liquidation was passed by the Hon'ble NCLT, Mumbai Bench vide order CP (IB) No. 1673/I&BP/2017 on 08/10/2021 and Arvind Gaudana, an Insolvency Professional, holding IBBI Registration Number: IBBI/IPA-002/IP-N00283/2017-2018/10841 had been appointed as the Liquidator of the Company. Further, Sales Tax Department had filed their claim of Rs. 154195371/- with interest in prescribed form C as an Operational Creditor. Accordingly, liquidator accepted the claim and treated sales tax department as operational creditor.

Thereafter, Sales Tax Department has filed IA No. 1432 of 2022 before NCLT, Mumbai in view of Rainbow Paper Judgement to treat claim of State Tax Department as Secured Creditor.

Earlier, RP had issued public advertisement inviting claims under CIRP by publishing form A dated 01.07.2018 in newspaper and last date of claim was 13.07.2018. However, CGST & Excise Department did not submit the claim.

Subsequently, liquidator also issued public advertisement inviting claims under liquidation by publishing form B dated 02.03.2021 in newspaper and last date of claim was 16.03.2021. However, CGST & Excise Department did not submit the claim.

Thereafter, liquidator received an email dated 24.11.2022 from CGST & Excise Department to consider their claims of Rs. 2,58,24,806/-. Since the claim was time barred liquidator rejected the claim and replied the authority that their claim cannot be accepted at this stage.

Aggrieved by the above, CGST & Excise Department has filed a Company Appeal in matter CP 1673 of 2017 before Hon'ble NCLT, Mumbai to consider their claim seeking directions to the liquidator. The matter is pending before the Hon'ble NCLT, Mumbai.



## E. ELIGIBILITY

An E-Auction Process Applicant shall not be eligible to submit a bid for purchase of all the assets of the Company on a going concern basis if it fails to meet the eligibility criteria as set out in Section 29A of the IBC (as amended from time to time).

## F. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER

The E-Auction Process Applicant or the Bidder would need to submit the following forms, documents and authorizations as part of the Auction Plan by the bidder(s):

1. Ownership Structure and Composition of the E-Auction Applicant/ Bidder, Proof of Identity, Current Address Proof, PAN Card, GST Number, if applicable, Valid e-mail ID, Landline and Mobile Phone number
2. Board Resolution to participate in the E-Auction process.
3. Authorization to the Signatory (in case the bidder is a legal entity)
4. Affidavit and Undertaking by the E-Auction Process Applicant (through Authorized Signatory, in case the bidder is a legal entity). The Format for the Affidavit and Undertaking is attached vide' **Annexure I**.
5. An eligible bidder shall need to submit the duly filled, signed and stamped **Bid Application Form** attached vide' **Annexure II**, and duly filled, signed and stamped **Declaration by Bidders** attached vide' **Annexure III**.
6. Audited financial statements for last financial year ended 31.3.2023.
7. Details of sources of funds
8. Non – disclosure Undertaking in the format attached vide' **Annexure VI**

**Please note that only the eligible bidders will gain access to documents and additional information required for due diligence after due submission of the required bid form, declaration form and other mentioned documents. Further, if needed**

## G. PHYSICAL VERIFICATION AND SITE VISIT

Eligible Bidders may request the Liquidator to arrange for physical verification and site visit of the Property and Assets of the Company. Upon receipt of such a request, the Liquidator may first arrange a discussion meeting at any time prior to the closure of the E-auction process with at least prior notice of 48 hours. The details with respect to the discussion meeting shall be communicated to the Eligible Bidder in advance. The Liquidator reserves



the right to not arrange such a discussion meeting for any reason whatsoever, irrespective of the request of the Eligible Bidder.

The Liquidator may also coordinate a site visit for Eligible Bidders at any time prior to the closure of the E-Auction process, following a request for such a visit by the Eligible Bidders with at least prior notice of 48 hours. The physical verification can be done any day after notice of 48 hours up to 11 days before the e-auction. The site visits for the eligible bidders shall also be organized by the Liquidator. Bidder should visit the site/factory premises and offer the bid for which liquidator shall not be responsible.

Further, it should be noted that at any stage of the E-Auction process, the liquidator may ask for any documents from the prospective bidders to evaluate their eligibility. The liquidator, at his discretion may disqualify the prospective bidder for non-submission of the requested documents.

Liquidator will communicate, in advance, to such Eligible Bidder, all the relevant details, terms and conditions, if any, with respect to such Site Visit. The Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the Eligible Bidder.

## **H. DUE DILIGENCE**

The Liquidator shall endeavour to provide necessary assistance, facilitating the conduction of due diligence by interested Bidders. The information and documents shall be provided by the Liquidator in good faith.

The assets of the Company are proposed to be sold as a going concern basis on a "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse basis", and the proposed sale of assets of the Company does not entail transfer of any title except the title which the Company had on its assets as on date of transfer. All statutory liabilities, taxes, demands, claims, maintenance fee, electricity, water charges, etc., outstanding as on date or yet to fall due in respect of the Company should be ascertained by the auction process applicant and would be borne by the Successful Bidder.

## **I. ASSETS TO BE AUCTIONED AND RESERVE PRICES**

The Liquidator proposes the sale of all the assets of the Company as on Going Concern on an "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis".

The sale of all the assets of the Company as a going concern shall result in transfer of ownership and control over the assets of the Company including the entire available assets and liabilities of the Company as described in this Process Memorandum in favour of the Successful Bidder.

Basic Description of Assets and Properties for sale:

1. Land & Building comprising of Plot No. 278/1, 278/2, S. No. 203/P admeasuring 8395.21 sq. mtrs. Or thereabout without boundary walls situated at Umbergaon Industrial Estate Ltd. GIDC, District - Valsad, Gujarat-396171 and 2. Inventories, Furnitures & Fixtures and



scrap in business premises. Reserve Price (INR) 1207.50Lacs EMD(INR)120.75 Lacs, Incremental Bid (INR) 5 Lakh

Please find appended, the details of the Assets in Class/ Blocks in Annexure-V.

It is to be noted that the bidders cannot place a bid for the block of assets at a value below the reserve price. Further, the bidders can increase their Bid by a minimum incremental amount of Rs. 5,00,000/- (Rupees Five Lacs) only.

**J. EARNEST MONEY DEPOSIT (EMD)**

All the E-Auction Process Applicants shall provide, along with or prior to submission of their auction bids, an amount which is equal to the 10 % of the reserve price for the business that is to be bided for, as earnest money by way of NEFT/RTGS/depositing the DD drawn in favour of Oren Kitchen Appliances Private Limited - In Liquidation, in the **Format A (Earnest Money) provided in this E- Auction Process Information Document..**

A (Earnest Money) provided in this E- Auction Process Information Document.

It may be noted that the Bidder may request the Liquidator to permit the Bidder to submit the Earnest Money through its Associate or Associate Company. Such payment of the Earnest Money by an Associate or Associate Company of the Bidder shall be accompanied by a letter in the format set out in Format A (Earnest Money by an Associate / Associate Company). Such an Associate or Associate Company must also be an Eligible Bidder as per the requirements specified in this E-Auction Process Information Document. Provided that, the Liquidator reserves the right to accept such a request at its sole discretion and upon such terms and conditions as it may deem fit, including but not limited to requiring such a party to submit any authorization documents or other necessary details/documents.

1. The Earnest Money Deposit shall not bear any interest and it has to be paid by the Bidder before the scheduled date given in this form.
2. The details of the bank account of the company are provided hereunder for making payment through NEFT/RTGS/DD (Demand Draft) in favour of Oren Kitchen Appliances Private Limited-In Liquidation.:

Account Number	924020010198347
Beneficiary Name	Oren Kitchen Appliances Private Limited In Liquidation
Bank Name	Axis Bank Ltd.
Branch	Gandhinagar (Gujarat) Branch.
IFSC Code	UTIB0000448.

3. The details of any remittances in this regard shall be entered in the online form submitted by the Bidder. The entire EMD amount shall be remitted by the Bidder (s) from one bank account only and to be owned by the Bidder.
4. Bidders shall preserve the remittance Challan and shall produce the same in front of the Liquidator as and when demanded.



5. All the payments to be made by the Bidder under the E-auction shall be intimated to the Liquidator at [arvindg\\_cs@yahoo.com](mailto:arvindg_cs@yahoo.com)

The Earnest Money may also be provided in the form of the NEFT/RTGS/DD drawn in favour of Oren Kitchen Appliances Private Limited In Liquidation, payable at Axis Bank, Gandhinagar and the same must be deposited before the last date.

### **Forfeiture of Earnest Money Deposit from the E- Auction Applicant/ Bidder**

It is to be noted that the Earnest Money furnished can be forfeited at any time, upon the occurrence of any of the following events:

1. If there is a breach of any of the conditions under this E-Auction Process Information Document by the Bidder or in case Bidder is found to have made any misrepresentation; or
2. If Bidder is found to be ineligible to submit the bid as per the conditions set out in Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility as per the conditions set out in Section 29A of the IBC (as amended from time to time); or
3. If the Bidder is found to have provided false and incorrect information and records; or
4. If the Bidder is identified as the Successful bidder and it fails to accept the Letter of Intent issued by the Liquidator; or
5. If the Successful Bidder fails to make the complete payment as per the terms of the Letter of Intent issued by the Liquidator; or
6. If the Successful Bidder fails to complete the handing-over / taking over process within mutually agreed date and lift/ collect the documents/ materials from the premises of the Company; or
7. If the Successful Bidder fails to comply with any other terms and conditions of the E-auction Process Documents.

### **Set-Off of Earnest Money of the Successful Bidder**

Unless expressly indicated by the Bidder, the Earnest Money shall be set-off against or used as part of the consideration that the successful bidder proposes to offer in relation to the Company.

In case the auction fails, then the Earnest Money paid by the E-auction process applicant shall be returned (without interest) to it within 30 (Thirty days) of the date of closure of auction process.

### **Issuance of Letter of Intent and Transaction Documents**

The Successful Bidder, within a period of 3 (Three) days from submission of bid, shall be required to execute a letter of intent (LOI) provided by the Liquidator, the terms of which shall be binding on him.

The balance sale consideration (deducting EMD paid by Successful Bidder) shall be deposited within 15 days from the date of LOI.



A sale certificate and / or conveyance document and/ or transfer documents for the Corporate Debtor shall be issued / executed between the Successful Bidder and the Company/ Liquidator upon receipt of the balance sale consideration and execution of the LOI within a period of 3(three) days from the date of LoI.

## **HANDOVER**

On signing of LoI, the successful bidder may request the Liquidator to deploy its manpower / security to perform any such activity that seems deemed fit for preserving the assets inside the premise of the Corporate Debtor along with the authorized representative of the Liquidator. The manpower deployed by the successful bidder shall report to the authorized representative of the Liquidator and will not be permitted to work independently.

The Successful Bidder will not cause any loss, damage, dismantle of any assets, properties of the Company and will indemnify in full to the Company / Liquidator for and against any loss, damages, cost, charges, and expenses of whatever nature which Company may suffer, incur or sustain in any way either directly or indirectly during this period. Complete handover of assets of the Corporate Debtor will be done only after the full sale consideration is received in the liquidation estate account and on payment of applicable charges, duties, taxes etc. as applicable. The balance sale consideration (deducting EMD paid by Successful Bidder) shall be deposited within 15 days from the date of LoI.

While handing over the Company following steps shall be followed:

- Successful Bidder shall inform the start date three days advance.
- Successful Bidder shall inform about the arrangement which they have made to purchase all the assets of the Corporate Debtor on a going concern basis.
- The Liquidator shall issue the Sale Certificate / Transfer Deed to the Successful Bidder after the completion of the above-mentioned steps.

## **Default by Successful Bidder and its Results**

In the event of the Successful Bidder withdrawing his E-Auction Application, the Liquidator shall have the right to forfeit/encash the Earnest Money furnished by the Successful Bidder.

## **K. DECLARATION OF SUCCESSFUL BIDDER**

The declaration of the Successful Bidder for the auction shall be done by the Liquidator at the end of the determined auction phase. Determination of the Successful Bidder shall be done based on highest bid received for the business by the Liquidator via the auction portal process. In case of withdrawal of auction application by the successful bidder or default by the successful bidder on any of the conditions mentioned in this process memorandum, the Liquidator has right to call the second highest bidder for negotiation and if the second highest bidder matches the price of the highest bidder, he will be called as Successful Bidder



and a fresh LoI shall be issued to the second highest bidder to perform as per this process memorandum.

In case of any dispute / discrepancy, the Liquidator shall assess the auction applications and declare the Successful Bidder offering maximum value for the auctioned assets. This right of selecting and declaring the Successful Bidder shall solely rest with the Liquidator at all times.

The sale of all the assets of the Company as a going concern basis shall be subject to conditions prescribed under the Code and provisions and regulations thereunder.

## **L. FRAUDULENT AND CORRUPT PRACTICES**

The E-Auction Process Applicant / Bidder shall observe the highest standard of ethics during the E-Auction Process and subsequently during the closure of the E-Auction Process and declaration of successful bidder. Notwithstanding anything to the contrary contained in this E-Auction Process Information Document, or in the Letter of Intent, the Liquidator shall reject an auction bid, revoke the Letter of Intent, as the case may be, without being liable in any manner whatsoever to the E-Auction Process Applicant, if the Liquidator, at his discretion, determines that the E-Auction process applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the E-Auction Process or has, undertaken any action in respect of such process which results in the breach of any Applicable Law including the Prevention of Corruption Act, 1988. In such an event, the Beneficiary may encash the Earnest Money, without prejudice to any other right or remedy that may be available to the Liquidator under this E-Auction Process Information Document or Applicable Law.

For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:

**“coercive practice”** shall mean impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the auction Process;

**“corrupt practice”** shall mean

i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the auction Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with the auction Process or arising there from, before or after the execution thereof, at any time prior to the expiry of 1(one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Liquidator or the Company, shall be deemed to constitute influencing the actions of a person connected with the auction Process);or

ii) engaging in any manner whatsoever, during the auction Process or thereafter, any person in respect of any matter relating to the Company, who at any time has been or is a legal,



financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the auction process;

**“fraudulent practice”** shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction Process;

**“restrictive practice”** shall mean forming a cartel or arriving at any understanding or arrangement among the auction process Applicants with the objective of restricting or manipulating a full and fair competition in the auction Process; and

**“undesirable practice”** shall mean (i) establishing contact with any person connected with or employed or engaged by the liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction Process; or (ii) having a Conflict of Interest.

The Bidder shall not involve himself for any of his representatives in price manipulation of any kind directly or indirectly by communicating with other Bidders.

The Bidder shall not divulge either his bid or any other details provided to him by the Liquidator or during the due diligence process in respect of the asset to any other party.

Prior to conduct of due diligence / site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company / Liquidator.

## **M. COSTS, EXPENSES AND TAX IMPLICATIONS**

The auction process applicant shall be responsible for all the costs incurred by it on account of its participation in the auction process, including any costs associated with participation in the discussion Meeting (if any), Site Visit, etc. The Liquidator shall not be responsible in any way for such costs, regardless of the conduct or outcome of the auction Process.

It is hereby clarified that the E-Auction Process Applicant shall make its own arrangements including accommodation for the discussion Meeting (if organized) or Site Visit and all costs and expenses incurred in that relation shall be borne by the E- Auction Process Applicant. The E-Auction Process Applicant shall not be entitled to receive any re- imbursement of any expenses which may have been incurred while carrying out the due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the E- Auction Process.

All taxes applicable (including stamp duty implications and registration charges) on sale of all the assets of the Company as on Going Concern, would be solely borne by the Successful Bidder:

1. The sale attracts stamp duty, registration charges etc. as per relevant laws
2. The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges (including GIDC transfer fee, if any), fees, etc. for transfer of the business/ property (ies) in his / her name
3. The Successful Bidder shall bear the applicable mutation fee and all the minor dues of land development agencies, local and municipal taxes, assessment charges, etc. in respect of the properties put on e- Auction.
4. Purchaser has to bear the cess or other applicable tax i.e. GST etc.



5. The reserve price/ bid price is net of any tax to be deducted as per Income tax laws.

It is expressly stated that the Liquidator does not take or assume any responsibility for any minor dues or otherwise, of the Company, including such dues, if any, which may affect transfer of the liquidation assets in the name of the Successful Bidder and such dues, if any, will have to be borne / paid by the Successful Bidder.

The E-Auction process applicant shall be responsible for fully satisfying the requirements of the IBC and the related Regulations as well as all Applicable Laws that are relevant for the sale process. The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third- party approvals, no-objections, permission or consents, if any, that are or may be required under Applicable Law for purchasing the relevant assets.

However, successful bidder has to take all the necessary actions for transfer of property and liquidator shall not be responsible for any defect or lapse in the transfer of titled documents.

**N. GOVERNING LAW AND JURISDICTION**

This E-Auction Process Information Document, the auction Process and the other documents pursuant to the E-Auction Process Information Document shall be governed by the laws of India and any dispute arising out of or in relation to the E- Auction Process Information Document or the E-Auction Process shall be subject to the exclusive jurisdiction of the Adjudicating Authority, courts and tribunals at Mumbai, India.

**O. TIME TABLE**

The following timetable shall apply to the E-Auction Process Information Document. The time table may be amended by the Liquidator through issuance of an addendum to the E-Auction Process Information Document.

Sl. No.	Event	Timeline (days)
1.	Public Announcement of Auction Notice in the Newspapers	23/02/2024
2.	Opening of Auction Portal and availability of E- Auction Process Information Document on the websites as per Terms and Conditions	07/03/2024
3.	Submission of Bid Forms & Declaration forms	07/03/2024
4.	Declaration of qualified bidder	12/03/2024
5.	Site Visit	07/03/2024 to 18/03/2024
6.	EMD submission	On or before 21/03/2024
7.	E-Auction	23/03/2024
8.	Announcement of Successful Bidder (On or before)	26/03/2024
9.	Issue of Letter of Intent (LOI) to the Successful Bidder	26/03/2024
10.	Acceptance and Return of the duly signed Letter of Intent (LOI) by the Successful Bidder	29/03/2024

11.	Payment of the balance consideration by the Successful Bidder	Within 15 days from the date of LoI
12.	Return of EMD to the unsuccessful Bidders	-

\*Any changes in the above-mentioned timelines shall be intimated to the Bidders

Please note that access to documentation, additional information and site visits will be granted only once the bidder submits the bid form and declaration form proving his eligibility to participate in the bidding process.

#### **Note –**

The timeline for payment of final sale consideration may be extended at the sole discretion of Liquidator, to the extent permissible under the applicable laws and regulations. In case the final sale consideration is not paid within the timeline, the Liquidator shall forfeit EMD.

#### **P. MISCELLANEOUS**

The assets of the Corporate Debtor be sold Going Concern on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse” basis. The proposed sale of all the assets of the Company on going concern does not entail transfer of any title except the title which the Company had on the assets as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the moveable / immoveable assets of the Company.

If any Bidder conceals any material information or makes a wrong statement or misrepresents facts or makes a misleading statement in its Bid, in any manner whatsoever, found to be ineligible to submit bid under Section 29A of the Code, the Liquidator reserves the right to reject such Bid and / or cancel the Letter of Intent (if issued) and forfeit the Earnest Money Deposit. The Bidder shall be solely responsible for such disqualification based on its declarations in the Bid.



**PLEASE FIND ATTACHED THE FORMATS – FORTHE BIDDER  
/BY AN ASSOCIATE COMPANY OF THE BIDDER ON BEHALF OF THE BIDDER,  
FOR REVIEW.**

**FORMAT A  
EARNEST MONEY AMOUNT PAYMENT BY AN ASSOCIATE COMPANY**

To  
Mr. Arvind Gaudana, Liquidator  
M/s Oren Kitchen Appliances Private Limited – In-Liquidation  
307, Ashirvad Paras, Corporate Road,  
Near Prahladnagar Garden,  
Satellite, Ahmedabad - 380015

[Copy to:]  
[Insert name of the Bidder with address]  
Dear Sir,

Sub: Payment of the amounts of Earnest Money on behalf of the Bidder in relation to the auction of M/s Oren Kitchen Appliances Private Limited – In-Liquidation on a going concern basis

In light of the bid for M/s Oren Kitchen Appliances Private Limited – In-Liquidation on a going concern basis is submitted by [Insert name of the Bidder with address] in accordance with and subject to the provisions of the E- Auction Process Information Document dated [•] in relation to the captioned transaction (“E-Auction Process Information Document”), issued by the Liquidator,

[Insert name and address of the Associate Company and address of the head office] hereby declares and confirms it is [an / the] [Insert relationship of the Associate Company with the Bidder] of the Bidder (“Associate Company”), and the payment of the Earnest Money amount vide [Insert mode of payment] (“Payment”) is on behalf of the Bidder. The Associate Company acknowledges that such amounts paid as Earnest Money shall be subject to the terms of the Process Memorandum and hereby waives any right to claim any refund or adjustment of the amounts of such Payment except in accordance with the terms of the E-Auction Process Information Document.

The Associate Company hereby represents and warrants that payment of amounts on behalf of the Bidder is in compliance with Applicable Law.

Capitalized terms used but not defined in this letter shall have the meanings ascribed to such terms in the E-Auction Process Information Document.

Thank you. Yours sincerely,

.....

[Signature and name of the Authorized Officer of the Associate Company] Rubber stamp/  
seal of the Associate Company

ACKNOWLEDGMENT

We hereby acknowledge and confirm the statements set out above by the Associate Company.

Yours sincerely,

.....

[Signature and name of the Authorized Officer of the Bidder] Rubber stamp/seal of the Bidder



**(On stamp paper of Rs. 100)**

**ANNEXURE I**  
**AFFIDAVIT AND UNDERTAKING**

Date:

To

Mr. Arvind Gaudana, Liquidator.

M/s Oren Kitchen Appliances Private Limited -In Liquidation,

307, Ashirvad Paras, Corporate Road,

Near Prahladnagar Garden,

Satellite, Ahmedabad - 380015

Sub: Disclosure of eligibility under section 29A of the Insolvency and Bankruptcy Code, 2016 and declaration for submitting bid for-auction.

Dear Sir,

A. I hereby submit this declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018:

I have understood the provisions of section 29A of the Code. I confirm that neither XYZ Limited nor any person acts jointly with XYZ Limited (name of the company) or any person who is a promoter or in the management or control of XYZ Limited or any person acting jointly with XYZ Limited:

- a) is an undischarged insolvent;
- b) is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- c) at the time of submission of the resolution plan, has an account, or an account of a corporate debtor under the management or control of such person or whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 or the guidelines of a financial sector regulator issued under any other law for the time being in force, and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor, provided that the person shall be eligible to submit a resolution plan if such person makes payment of all overdue amounts with interest thereon and charges relating to non-performing assets before submission of the resolution plan;
- d) has been convicted for any offence punishable with imprisonment for two years or more under any Act specified under the Twelfth Schedule; or for seven years or more under any law for the time being in force; provided that this shall not apply to a person after the expiry of a period of two years from the date of his release from imprisonment, and shall not apply in relation to a connected person referred to in Clause(iii) of Explanation I of Section 29A of the IB Code;
- e) is disqualified to act as a director under the Companies Act, 2013, provided this shall not apply in relation to a connected person referred to in Clause(iii) of Explanation I of Section 29A of the IB Code;
- f) is prohibited by the Securities and Exchange Board of India from trading in securities or assessing the securities market;
- g) has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or

fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicatory Authority under IB Code; provided that this shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under this IB Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

h) has executed a guarantee in favour of a creditor, in respect of a corporate debtor 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; and

i) is subject to any disability corresponding to (a) to (h) above under any law in a jurisdiction outside India.

j) Has a connected person not eligible under clauses (a) to (i).

I therefore, confirm that XYZ Limited is eligible to be bidder in accordance to Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018.

- A. I undertake on behalf of XYZ Limited, that during the Liquidation Process, no person who would be considered as Connected Person and is not eligible to submit resolution plan under section 29A of Insolvency and Bankruptcy Code, 2016 and the regulation 38 of IBBI (Insolvency Resolution Process of Corporate Persons) regulations, 2016 shall be engaged in the management and control of corporate debtor.
- B. I declare and undertake that in case the XYZ Limited becomes ineligible at any stage during the Liquidation Process, it would inform the Liquidator forthwith on becoming ineligible.
- C. I also undertake that in case the XYZ Limited becomes ineligible at any time after submission of the EMD, then the EMD would be forfeited and the same would be deposited in the account of M/s Oren Kitchen Appliances Private Limited -In Liquidation.
- D. I also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.
- E. I confirm that the said declaration and disclosure is true and correct.
- F. I am duly authorized to submit this declaration by virtue of\_

(DEPONENT)

#### VERIFICATION

I, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)



**ANNEXURE II**  
**BID Application Form**  
(Please fill up separate Bid application forms for each Block)

Date:

To

Mr. Arvind Gaudana, Liquidator.  
M/s Oren Kitchen Appliances Private Limited-In Liquidation,  
307, Ashirvad Paras, Corporate Road,  
Near Prahladnagar Garden,  
Satellite, Ahmedabad - 380015

Dear Sir,

I/We declare that I/We have read and understood all the terms and conditions of auction sale and I/We are desirous in participating in the E-Auction announced by you in the newspaper publication dated ..... in  
..... (Name of media journal).

Details of Corporate Debtor:

<b>Account Number</b>	<b>924020010198347</b>
Account Name	Oren Kitchen Appliances Private Limited In Liquidation
Bank Name	Axis Bank Ltd.
Branch	Gandhinagar Branch.
IFSC Code	UTIB0000448.

Details of Bidder / Bid Price Offered:

Name of the Bidder	
Constitution of Bidder	
Contact No.	
Email ID	
PAN No.	
GST No., if applicable	
Address	
Block bid for	
Bid Amount (₹)	
Whether EMD remitted?	
EMD remittance details (EMD amount, date of remittance)	
Name of Bank Branch, A/c No., IFSC Code No.	

Details of Division / Assets:

<b>Assets intended to be Realized by Way of Sale of Company as per Regulation 32 (e) of the Liquidation Regulations</b>
---

1. Land & Building comprising of Plot No. 278/1, 278/2, S. No. 203/P admeasuring 8395.21 sq. mtrs. Or thereabout without boundary walls situated at Umbergaon Industrial Estate Ltd. GIDC, District - Valsad, Gujarat-396171 and 2. Inventories, Furnitures & Fixtures and scrap in business premises. Reserve Price (INR) 1207.50Lacs EMD(INR)120.75 Lacs, Incremental Bid (INR) 5 Lakh.

I/We/M/s. also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portals for issue of an ID and password for us to enable us to take part in the E- Auction.

Date:

Signature

Place:

STAMP



**Terms and Conditions of the E-auction are as under:**

In addition to the E-Auction Process Information Document, following terms and conditions apply:

1. E-Auction is being held for sale of M/s Oren Kitchen Appliances Private Limited -In Liquidation on going concern "AS IS WHERE IS, AS IS WHAT WHATEVER THERE IS AND WITHOUT RECOURSE BASIS IS," and will be conducted "On Line". The auction will be conducted through the approved service provider M/s Linkstar Infosys Private Limited, at the web portal [www.eauctions.co.in](http://www.eauctions.co.in). E-Auction Process Document containing E-Auction bid form, Declaration by bidders, General terms and conditions of online auction sales are available on Websites [www.eauctions.co.in](http://www.eauctions.co.in). Interested bidders can register, bid and receive confirmation of their bid online.
2. The requisition of additional information, if any, can be sent to [arvindg\\_cs@yahoo.com](mailto:arvindg_cs@yahoo.com) disclosing the identity of the Applicant.
3. The Prospective Bidders should make their own independent inquiries regarding the encumbrances, title of assets put on auction and claims/rights/dues/ affecting the assets, and should conduct their own due-diligence prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Liquidator. The property is being sold with all the existing and future encumbrances/claims/dues/demands whether known or unknown to the Liquidator. Liquidator shall not be responsible in any of way for any third-party claims/ rights/ dues.
4. The Liquidator will not be responsible and liable for any cost pertaining to the outcome of any litigation in relation to the assets being sold under this E-auction.
5. The licenses and permits or any other permission as may be required to run or operate the asset being sold under this E-auction should be obtained by the successful bidder and will not be the responsibility of the liquidator.
6. No proceeding shall be initiated against the resolution professional/ liquidator for any actions of the corporate debtor prior to the commencement of the corporate insolvency resolution process under the Code.
7. The liquidator shall proceed to distribute the proceeds out of this E- auction as per the provisions of Section 53 of the Code.
8. The Prospective Bidders should submit the evidence for EMD deposit like UTR number and the Request Letter for participation in E- auction, self- attested copies of (i) Proof of identity (KYC) viz. Voter ID card/ Driving License/ Passport etc., (ii) Current Address-Proof for communication, (iii) PAN card of Bidder, (iv) Valid Email ID, (v) contact number (Mobile/Landline) of the bidder etc., to the office of Liquidator.

Scanned copies of the original of these documents can also be submitted to the Email ID of Liquidator.

9. Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online E-auction on the portal [www.eauctions.co.in](http://www.eauctions.co.in). The Liquidator will provide User ID & Password to the Eligible Bidders after due verification of KYC of the Eligible Bidders.
10. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
11. Liquidator has right to demand documents from bidder for the process and in case the documents are not provided, the liquidator may disqualify the bid.
12. The E-Auction / bidding of the assets of M/s Oren Kitchen Appliances Private Limited (In Liquidation) would be conducted exactly on the schedule Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder may improve their offer in multiple of "Bid Increment Amount" against each property. The Bid Increment Amount of Rs. 5,00,000/- (Rupees Five Lacs). In case 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.
13. The EMD of unsuccessful bidders shall be refunded within thirty working days from the date of announcement of the successful bidder(s). The EMD shall not bear any interest.
14. In case of the Successful Bidders, the EMD may be banked. The EMD shall not bear any interest.
15. The Liquidator will issue a Letter of Intent to the Successful Bidder, detailing the Total Payable Amount and other Terms and Conditions.
16. The Liquidator is not bound to accept the highest offer and 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 proceedings at any stage without assigning any reason there for.
17. The sale certificate will be issued and / or transaction / sale documents executed in the name of Successful Bidder(s) / Successful E-Auction Process Applicant(s) only and will not be issued in any other name(s).
18. The sale shall be subject to conditions prescribed under the Insolvency & Bankruptcy Code, 2016, provisions and regulations there under.



19. The decision of the Liquidator on declaration of Successful Bidder shall be final and binding on all the Bidders.

Date: \_\_\_\_\_

Place: Ahmedabad

ARVIND GAUDANA

(LIQUIDATOR) IP REGISTRATION No. IBBI/IPA-002/ IP-N00283/2017-2018/10841

AFA valid up to 31<sup>st</sup> December, 2024.

(Oren Kitchen Appliances Private Limited is under Liquidation process of the Insolvency and Bankruptcy Code, 2016. Its affairs, business and assets are being managed by the Liquidator, Mr. Arvind Gaudana, appointed by the Hon'ble National Company Law Tribunal, Mumbai Bench vide order dated 28th October, 2021)

Email: [arvindg\\_cs@yahoo.com](mailto:arvindg_cs@yahoo.com)

## ANNEXURE III

### Declaration by Bidders

To

Mr. Arvind Gaudana, Liquidator.

M/s Oren Kitchen Appliances Private Limited-In Liquidation,  
307, Ashirvad Paras, Corporate Road,  
Near Prahladnagar Garden,  
Satellite, Ahmedabad- 380015.

Dear Sir,

1. I/We, the Bidder(s) aforesaid do hereby state that, I/We have read the entire terms and conditions for the sale of assets as specified in the Information Sheet and have understood them fully. I / We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the E-auction process.
2. I / We declare that the Earnest Money Deposit (EMD) and the deposit towards purchase-price have been made by me / us as against my/our bid and that the particulars of remittance and all other information given by me/us in the online form is true and correct.
3. I / We further understand and agree that if any of the statement / information revealed by me / us is found to be incorrect and / or untrue, the bid submitted by me/ us is liable to be cancelled and in such case, the EMD and / or any monies paid by me / us is liable to be forfeited by the Seller ("Liquidator") and the Seller will be at liberty to annul the offer made to me/us at any point of time.
4. I / We also agree that after my /our offer given in my /our bid for purchase of property (ies) is accepted by the Seller and if, I / We, fail to accept 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 fulfill any/ all the terms and conditions of the auction and offer letter, the EMD and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. The timeline for payment of final sale consideration may be extended by sole discretion of liquidator, to the extent permissible under the applicable laws and regulations. In case final sale consideration is not paid within timeline, the liquidator shall forfeit EMD and or Performance BG.
5. I / We understand that the EMD of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of property (ies). I / We, state that I / We have fully understood the terms and conditions therein and agree to be bound by the same.
6. I / We confirm that our participation in the E-auction process, submission of bid or acquisition of the property (ies) pursuant to the provisions of the E-Auction Process Information Document will not conflict with, or result in a breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgement, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me / us; or (v) any agreement to which I am / we are a party or by which I am / We are bound.



- 7. The decision taken by the Liquidator with respect to the selection of the Successful Bidder and communicated to us shall be binding on me/us.
- 8. I/We also undertake to abide by the additional conditions if announced during the E-auction including any announcement(s) on correction of and / or additions or deletions to the time of auction portal and property (ies) being offered for sale.
- 9. I/We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my/our failure to access and bid on the E-auction portal due to any unforeseen circumstances etc. before or during the auction event.
- 10. I/We hereby confirm that I/we are eligible to purchase the assets of the Company under Section 29A of the Insolvency and Bankruptcy Code, 2016.

(Signature with SEAL) Name:  
.....

Address:  
.....  
.....

Email:

Mobile:

## ANNEXURE IV

### Technical Terms & Conditions of E-auction sale

1. Intending bidders shall have a valid e-mail ID, valid PAN Card and KYC document to register with the E- Auction Service Provider.
2. Intending bidders have to register with the E-auction service provider.
3. Only upon verification of the Online Form and confirmation of remittance of EMD will the Eligible Bidders be declared and thereafter, permitted to access the Platform for bidding for a particular Property.
4. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will be entertained in this regard by the Agency/ the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.
5. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
6. Bidders are advised to change the password immediately on receipt thereof.
7. The Affidavit and Declaration as per the formats set out in Annexure I and III, and other mentioned documents, must be executed in accordance with applicable law and it must be issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full time employment of the Bidder and duly authorized to sign the same.
8. All the aforementioned documents are required to be uploaded on the portal and the original physical copies thereof shall be provided by the Successful Bidder to the Seller in accordance with the Process Sale Document.
9. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bid is placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
10. The highest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.
11. After the conclusion of the E-auction for each Block, the Successful Bidder shall be informed through a message generated automatically by the portal, of the status of the E-auction. A separate Intimation shall also be sent to the Successful Bidder by Liquidator. Date of sending the e- mail will be considered as the date of receipt of the Intimation i.e. Date of Intimation.
12. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/ power failure at the Bidder's end. To avoid losing out on bidding because of above- mentioned reasons, it is advised not to wait for the last moment.

**ANNEXURE V**  
**Format for Non- Disclosure Undertaking**

To

Mr. Arvind Gaudana, Liquidator.  
M/s Oren Kitchen Appliances Private Limited-In Liquidation,  
307, Ashirvad Paras, Corporate Road,  
Near Prahladnagar Garden,  
Satellite, Ahmedabad- 380015.

Sub:- Undertaking as per Section 29 of the Insolvency & Bankruptcy Code, 2016

Dear Sir,

In connection with the receipt of information by us, we do hereby undertake as follows:-

1. That we will comply with provisions of law for the time being in force relating to confidentiality and insider trading.
2. That we will protect any intellectual property of the Corporate Debtor we may have access to; and
3. That we will not share relevant information with third party unless clauses (a) and (b) of Section 29(2) are complied with.
4. That we shall maintain confidentiality of all the information, fair value and liquidation value and shall not use such information and/ or value to cause an undue gain or undue loss to ourselves or any other person and comply with the requirements under sub-section (2) of section 29.
5. That we will inform you if there is any conflict of interest or issues with our independence or relation with regard to yourself, the corporate debtor, financial creditors, other professionals, interim finance provider or potential resolution applicants in the matter.

Please supply us all the relevant information of the client Company (Corporate debtor – M/s Oren Kitchen Appliances Private Limited (In Liquidation) on the basis of this undertaking.

The undersigned is authorized to receive and acknowledge receipt of the same on behalf of the Firm.

Thanking you,  
Yours faithfully,

SIGNATURE:

NAME:

DESIGNATION:

NAME OF FIRM:



## **ANNEXURE VI**

### **(Description of Assets – indicative list)**

#### **Please note:**

The Property and Assets of the Company are proposed to be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse” basis and It is important to note that the present E-auction is being held for the Sale of all the assets of the Corporate Debtor on going concern and no separate bidding will be entertained. In other words, the bidding is allowed only for sale of all the assets of the Corporate Debtor on going concern.