

**E-AUCTION SALE NOTICE**  
**MUKTAR INFRASTRUCTURE (INDIA) PRIVATE LIMITED (IN LIQUIDATION)**  
**(CIN: U74930GA2010PTC006256)**

Registered office: Plot No. B-2/B-3, Phase I Verna Industrial Estate, Verna, Goa- 403722, India.

Sale of Assets owned by MUKTAR INFRASTRUCTURE (INDIA) PRIVATE LIMITED (In Liquidation) forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with Regulation 33 of Liquidation Process Regulations, offered by the Liquidator appointed by the Hon'ble NCLT, Mumbai Bench vide order dated September 21, 2022 in I.A. 1938 of 2022 in C.P. (IB) No. 971/2020 under The Insolvency and Bankruptcy Code, 2016 ("Code"). The bidding shall take place through an online e-auction service provider BAANKNET (Bank Asset Auction Network) at <https://ibbi.baanknet.com/eauction-ibbi>; Email Id: support.baanknet@psballiance.com; Mobile No.: +91 9327493060 /8291220220

Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt.in INR.)
<b><u>OPTION A</u></b>			
Sale of assets of the Corporate Debtor in slump sale in terms of clause (b) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. <b>Date and Time of Auction: 26<sup>th</sup> December 2025 (Friday) at 12:00 P.M. to 1:00 P.M. (with unlimited extension of 5 minutes till 05:00 P.M.)</b>			
Slump Sale of assets of the Corporate Debtor, Muktar Infrastructure (India) Private Limited, having registered office situated at Plot No. B-2/B-3, Phase I Verna Industrial Estate, Verna, Goa- 403722, India.	INR. 25,00,00,000 /-	INR. 25,00,000/-	INR. 10,00,000/-
<b><u>OPTION B</u></b>			
Sale of Assets of the Corporate Debtor in standalone basis/parcels in terms of clause (a) & (d) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. <b>Date and Time of Auction: 26<sup>th</sup> December 2025 (Friday) at 02:00 P.M. to 3:00 P.M. (with unlimited extension of 5 minutes till 05:00 P.M.)</b>			
<b><u>LOT 1</u></b> Land and Building being Survey No. 139/1-A, 139/2A & 139/2B, Village-Cortalim, Taluka & Sub-District Mormugao, District - South Goa. (7450 SMT as per Sale Deed/5,722.04 SMT after govt. road widening)*	INR. 15,81,73,679/-	INR. 16,00,000/-	INR. 6,32,700/-
<b><u>LOT 2</u></b> Only Building belonging to the Corporate Debtor situated at Survey No.120/1, Village-Sao Jose de Areal, Taluka and Sub District Salcete, District South Goa. (Kindly note that the land on which the said building stands belongs to Muktar Minerals Pvt. Ltd. (in Liquidation) and has already been sold to a successful bidder in the e-auction conducted on 30.04.2024. Accordingly, the present e-auction is confined solely to the building standing in the name of the Corporate Debtor.)	INR. 1,80,28,864/-	INR. 2,00,000/-	INR. 72,100/-
<b><u>LOT 3</u></b> Plant & Machinery	INR. 1,16,42,045/-	INR. 1,00,000/-	INR. 46,600/-
<b><u>LOT 4</u></b> Sale of Securities & Financial Assets only (except sundry debtors, cash and bank balance)	INR. 6,21,55,412/-	INR. 6,00,000/-	INR. 2,48,600/-

**Important Notes:**

- \*With respect to Option B – Lot 1, it is to be noted that the area of the property as per the Sale Deed is 7,450 sq. mtr., whereas the area available after Government road widening measures is 5,722.04 sq. mtr. The assets are being sold on 'As is Where is, Whatever it is' basis, and prospective bidders are advised to independently verify all particulars, including area and title, to their satisfaction.

2. Bidding in both the options shall be allowed on submission of EMD for each Option/Lot.
3. If Highest bidder under Option A offers bid value as mentioned above, H1 bidder under Option A shall be declared as the successful bidder and E-auction under Option B shall automatically stand cancelled/withdrawn. Else the Highest bidders in respective lots under Option B shall be declared as the successful bidders.
4. The sale shall be on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER IT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS” and as such, the sale shall be without any kind of warranties and indemnities.
5. The present Sale Notice must be read along with the E-Auction Process Documents uploaded in BAANKNET Portal wherein details of the process and timelines for submission of eligibility documents, access to VDR, site visit, due diligence etc. are outlined. The said E-Auction Process Document will be available on the website of e-auction service provider BAANKNET (Bank Asset Auction Network) e-Auction Portal website: <https://ibbi.baanknet.com/eauction-ibbi> from **27th November 2025**.
6. Interested bidders may participate only after mandatorily reading and agreeing to the terms and conditions prescribed in the E-Auction Process Document uploaded on the BAANKNET website. The Bidders shall thereafter submit their Expression of Interest along with the requisite eligibility documents and Earnest Money Deposit (EMD), **through BAANKNET** (Bank Asset Auction Network) e-Auction Portal at <https://ibbi.baanknet.com/eauction-ibbi/auc-listing>, on or before **23.12.2025**. Please note that, the last date for inspection of assets, submission of eligibility documents, and deposit of the EMD amount into the **BAANKNET e-auction portal is 23<sup>rd</sup> December 2025**.
7. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modify/terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
8. As per proviso to sub-clause (f) of clause (1) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time). Further, the interested bidder shall qualify the eligibility criteria set out in clause 5 of the e-auction process document. If a bidder is found ineligible, the earnest money deposited by him shall be forfeited.
9. As per Regulation 31A(1)(h) of IBBI (Liquidation Process) Regulations, 2016, Schedule I Clause 1(12), on the closure of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days from the date of demand. Provided that any payment made beyond thirty days shall attract interest @12% p.a. upto ninety days. Provided that any further extension beyond ninety days shall be at the sole discretion of the SCC/ Liquidator and such payment beyond ninety days shall be subject to interest rate as may be decided and considered by the SCC or the Liquidator. However, the Liquidator/ SCC shall not be under any obligation to extend the timeline beyond ninety days.
10. For any queries kindly contact at the Correspondence Address being **Suite-1B, 1st Floor, 22/28A Manoharpukur Road of Deshopriya Park, Kolkata-700029, West Bengal, India** or mail at Project specific email id: [muktarinfra.sipl@gmail.com](mailto:muktarinfra.sipl@gmail.com) or email id of the auction provider at [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com).

Date and Place: 27<sup>th</sup> November, 2025, Kolkata

*Anup Kumar Singh*

ANUP KUMAR SINGH  
INSOLVENCY PROFESSIONAL  
IP Registration No.- IBBI/IPA-001/IP-P00153/  
2017-2018/10322

**Anup Kumar Singh**  
**IBBI/IPA-001/IP-P00153/2017-18/10322**  
**Liquidator of Muktar Infrastructure (India)**  
**Private Limited**  
**AFA valid till 31<sup>st</sup> December 2025**  
**Reg. Address: 4th Floor, Flat 4A, Bidyaraj Niket,**  
**22/28A, Manohar Pukur Road, Near**  
**Deshapriya Park, Kolkata -700029, West Bengal.**  
**Reg. email id: [anup\\_singh@stellarinsolvency.com](mailto:anup_singh@stellarinsolvency.com)**