E-AUCTION - (Fourth)- SALE NOTICE UNDER IBC, 2016

M/s Fantastic Buildcon Pvt Ltd (In Liquidation) (Corporate Debtor/Company)
U45201DL2004PTC131674, Regd. off: 65/2, Masjid Road, Bhogal , New Delhi, Delhi, India – 110014 (not in existence)Administrative & Liquidator's office: 2250, Gali Raghu Nandan, Naya Bazar, Delhi-, India-110006, E-mail: fanauction2250@gmail.com , M-98104 03645

Sale of Assets, under Insolvency and Bankruptcy Code, 2016 read with IBBI (Liquidation process) Regulations, 2016 of built-up bare structure of Hotel project, acquired through unregistered Agreement, (title documents yet to be registered by Developer in favour of CD) , forming part of Liquidation Estate of CD, by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Principal Bench, New Delhi, vide order dated 02.07.2019. The sale of asset will be done through the e-auction platform, (https://ibbi.baanknet.com)

Brief Description Of Asset for Sale	Reserve Price (Rs)	Earnest Money Deposit (10% of Reserve Price) (in Rs.)	Bid Increment Amount (in Rs)	E-Auction Date & Time (with unlimited extension of 5 min each)	Last Date of Submission EMD/ documents
Built-up bare structure of Hotel Project, (assets details as under)	65,19,56,145/-	6,51,95,614/-	10,00,000	17.11.2026 , from 11:15 AM to 01:15 PM, with unlimited extension of 5 min)	16.11.2026 (5:00 PM)

ASSETS DETAILS

Built-up Bare (shell) structure measuring 284770.23 Sq. feet (approx.), consisting basement, Ground floor and 16 (sixteen floors), utilizing FSI 1,25, 271.43 sq. feet (approx), of Hotel project, constructed by developer on a part of the land, situated at Block –Nil, Sector Beta –II, Gautam Budh Nagar, (UP), 201310. (adjacent to a MALL known as OMAXE CONNAUGHT PLACE, NOIDA). The company entered into an un-registered Agreement on 30-10-2006 with the Developer to acquire the said Hotel Project. Sale deed / sub-lease deed/ transfer instrument yet to be executed by the Developer in favour of the Company.

DETAILS OF EARNEST MONEY DEPOSIT	
EARNEST MONEY DEPOSIT (EMD)	10% OF RESERVE PRICE.
NAME & CONTACT NUMBER OF THE LIQUIDATOR	Mr. OM PRAKASH VIJAY- M- 9810403645
LAST DATE FOR SUBMISSION OF DOCUMENTS	**12.11.2026** (5:00 PM)
LAST DATE OF DEPOSIT OF EMD	**16.11.2026** (5:00 PM)

E-auction (second) Terms and Condition

(1). E-Auction will be conducted on **"AS IS WHERE IS", "AS IS WHAT IS" , "WHATEVER THERE IS" "NO RECOURSE"** and **"WITHOUT ANY WARRANTIES" and indemnities basis,** through e-auction platform https://baanknet.com. Sale shall mean and include transfer / assignment of rights, which the corporate debtor has and /or acquired and has as on date of transfer/assignment. **(2).** Prospective bidders need to register on Baank Net auction platform. (https://baanknet.com) and should carefully submit the requisite documents, through the electronic auction platform. **(3).** The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the IB Code, 2016, and rules and regulations framed thereunder and that if found ineligible at any stage, the earnest money and any further amount deposited shall be forfeited. **(4).** Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the Baank Net auction platform, by adding funds to the e -Wallet. For any query regarding the e-auction portal, reach out to BAANKNET (Bank Asset Auction Network), Email ID - support.baanknet@psballiance.com , Mobile No: + 91- 8291220220 or the Liquidator. **(5).** If the bidder is found ineligible under any criteria, EMD and subsequent amount instalment paid shall be forfeited as per IBBI, Circular No. IBBI/LIQ/84/2025 dated 28th March, 2025. **(6).** The intending bidders should make their independent inquiries in inspect the rights of CD, land area, constructed area, construction quality of above mentioned Assets and consider pending CA / IA before Hon'ble Tribunal Court- V, New Delhi, at their own expenses and satisfy themselves in all respect. The Liquidator or his associates shall not be responsible for the same. **(7).** The Assets mentioned above can be inspected by the prospective bidders at the site and documents can be inspected at administrative office of the Liquidator, between after submission of eligible documents at Baanknet Portal between 10:00 AM to 5:00 PM. **(8).** The Successful Bidder will be responsible for payment of all and any statutory and other dues payable and dues on above asset including but not limited to applicable stamp duties, legal cost, transfer charges and fees, GST and other taxes related to the sale/ transfer/assignment cost for completing the documentation. **(9).** On the close of the auction, the highest bidder shall pay balance sale consideration within 90 days. Payments made after thirty days shall attract interest at the rate of 12%. Sale shall be cancelled if the balance payment including interest is not received within 90 days and EMD and instalment shall be forfeited. **(10).** This invitation purports to invite prospective bidders and does not create any kind or in any manner, or any nature of binding obligation on the part of the Liquidator or the Corporate Debtor to effectuate the sale / transfer / assignment. The Liquidator reserves the right to cancel or modify, the e-auction process and / or not to accept and / or disqualify any interested party/ potential Bidders/ investor without assigning any reason and without any liability of any nature. **(11).** The sale shall be subject to provisions of Insolvency and bankruptcy Code 2016 and Rules & Regulations made thereunder, as amended.

OM PRAKASH VIJAY
Liquidator of
Fantastic Buildcon Pvt Ltd (In Liquidation)
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E-mail: fanauction2250@gmail.com, (M) 9810403645

Date 24.10.2026