

Sale/E-Auction Notice	
IBD UNIVERSAL PRIVATE LIMITED IN LIQUIDATION CIN: U45201MP1999PTC013634 Registered Address: TF-03, Block No-03, Plot No.-7 Mahendra Business Square, Bawadiya Kalan, Bhopal, , Madhya Pradesh, India, 462039 Company under liquidation vide Hon'ble NCLT order dated 22.05.2024 in IA-12/2024 Liq and C.P. (IB)/353/PB/2022.	
<p>Sale of the assets of the Corporate debtor as a as a "GOING CONCERN" in accordance with clause (e) of regulation 32 or "SALE OF ASSETS (COLLECTIVELY)" in accordance with clause (c) of regulation 32, regulation 32A, sub-regulation (1) of regulation 33 and Schedule I of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 by the Liquidator Mr. Kuldeep Tank appointed by the Hon'ble NCLT Principal Bench vide its order dated 04.12.2024 in its order No IA-5688/2024 with (IB)-353(PB)/2022. through e-auction platform https://ibbi.baanknet.com</p>	

SR. No	PARTICULARS	DETAILS	
		BLOCK-A: SALE AS A GOING CONCERN under Regulation 32 (e)	BLOCK-B to H: SALE OF ASSETS (COLLECTIVELY) under Regulation 32(c)
1.	Date of Publication of Sale Notice and E-auction Process Document	23/04/2025	23/04/2025 (Auction under these Block B to H will be activated ONLY IF auction under Block A fails.)
2.	Last date of Submission of ONLINE bid application with 29A eligibility documents by interested bidder	FROM 23/04/2025 10 AM to 07/05/2025 up to 05:00 PM	FROM 23/04/2025 10 AM to 07/05/2025 up to 05:00 PM
3.	Date & time for Inspection or due diligence of assets under auction (with prior appointment)	24/04/2025 10 AM to 08/05/2025 05:00 PM.	24/04/2025 10 AM to 08/05/2025 05:00 PM.
4.	Date & time for Earnest money deposit on and before by interested Bidder.	25/04/2025 10.00 AM to 09/05/2025 5:00 PM	25/04/2025 10.00 AM to 09/05/2025 5:00 PM
5.	Date and Time of Auction	Monday 12/05/2025 11:00 AM to 02:00 PM (Unlimited Extension of 5 Min Each)	Tuesday 13/05/2025 02:00 PM to 05:00 PM (Unlimited Extension of 5 Min Each)
6.	Declaration Highest Bidder	12/05/2025	13/05/2025
7.	Declaration of the Successful Bidder	Tentatively 15/05/2025	Tentatively 16/05/2025
8.	Address and email of liquidator	206, Modi Tower, Opp. Palika Plaza, MTH Compound, Indore 452007 ibduniversal21@gmail.com	

BLOCK A

Sale of Assets of IBD UNIVERSAL PRIVATE LIMITED IN LIQUIDATION ("Corporate Debtor") as a GOING CONCERN (without Liabilities) under Regulation 32(e) of the IBBI Liquidation Process Regulation 2016, As is where is, As is what is, whatever there is basis and Without recourse basis.					
Block	Description of Assets	Date and time of auction	Reserve Price (INR)	EMD (INR)	Bid Incremental Value (INR)
Sale of Assets of the Corporate Debtor as a Going Concern (Without Liabilities) as per Regulation 32(e) of the IBBI Liquidation Process Regulation 2016.					
A	IBD UNIVERSAL PRIVATE LIMITED IN LIQUIDATION - Sale of Assets of the Company as a Going Concern "As is where is, As is what is, Whatever There is Basis and Without recourse basis" without any kind of warranties and indemnities. Major Assets at IBD Kings Park, IBD Hallmark Citi, IBD The Glory-Bhopal, IBD Royale-Narmdapuram (Hoshangabad).	Monday 12/05/20 25 11:00 AM to 02:00 PM (Unlimited Extension of 5 Min Each)	39,43,49,403	3,94,34,940	40,00,000

BLOCK-B to H

(Auction of Block B to H would get activated only IF the auction under Block A fail.) (If the auction under Block A is successful, then the Auction under Block B to H will not be activated.)

Sale of Assets of IBD UNIVERSAL PRIVATE LIMITED IN LIQUIDATION ("Corporate Debtor") (COLLECTIVELY) comprising of Land, Building, security & financial Assets under Regulation 32(c) of the IBBI Liquidation Process Regulation 2016, As is where is, As is what is, whatever there is basis and Without recourse basis.					
Block	Description of Assets	Date and time of auction	Reserve Price (INR)	EMD (INR)	Bid Incremental Value (INR)
B	All the rights of the corporate debtor in partly constructed flats & not constructed flats at IBD Kings Park, Rohit Nagar, 104, Aakriti Ecocity, Salaiya, Bawadra Kalan, Bhopal, Madhya Pradesh 462026.	Tuesday 13/05/2025 02:00 PM to 05:00 PM (Unlimited Extension of 5 Min Each)	14,84,69,972	1,48,46,997	5,00,000
C	All the rights of the corporate debtor in 31 plots at IBD Royale City, Village -Raipur, Tehsil & District- Hoshangabad (Narmadapuram)- 461001		4,52,81,000	45,28,100	5,00,000
D	All the rights of the corporate debtor at the Convinient Shop Area & Amenity-4521.46 SQM at The Glory Citi, Bhouri, Madhya Pradesh (Near Bhopal).		3,66,98,325	36,69,832	5,00,000

E	All the rights of the corporate debtor in 53 plots The Glory Citii, Bhourri, Madhya Pradesh (Near Bhopal).		1,93,48,047	19,34,804	5,00,000
F	All the rights of the corporate debtor in 25 (1862.79 Square meters approx) partly completed/almost completed flats at IBD Hallmark Citii, Kolar Road, Bhopal		4,28,44,170	42,84,417	5,00,000
G	All the rights of the corporate debtor other than above Block F at IBD Hallmark Citii, Kolar Road, Bhopal.		11,69,36,131	1,16,93,613	5,00,000
H	All the security & financial Assets of the corporate debtor.		2,29,94,783	22,99,478	5,00,000

Reserve price excluding taxes, levies, charges, duties, transfer fees, stamp duty, registration fees, premiums, etc. No representation as to warranties and indemnities shall be made.

Terms & conditions of the e-auction are as under:

1. The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: support.baanknet@psballiance.com / Mobile No. +91 8291220220.
2. Contact details of Liquidator: Mr. Kuldeep Tank Email:ibduniversal21@gmail.com Contact no. 9826677735.
3. The Complete E-Auction process document containing details of the Assets, online e- auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale are available on website <https://ibbi.baanknet.com/>.
4. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, lease rent, if any, dues of local authorities, etc. and shall bear lease transfer charges, if any on sale of above assets and inspect the property at their own expenses and satisfy themselves. The details of assets mentioned above can be inspected by the prospective bidders at the site by contacting the liquidator and his team.
5. The e-auction under "Block B, Block C, Block D, Block E, Block F, Block G & Block H " will be held & Activated only if the e-auction under "BLOCK-A" fails.
6. The auction for Block B, Block C, Block D, Block E, Block F, Block G & Block H shall be for all the assets in a block collectively.
7. The sale notice must be read along with the E-Auction Process Information Document as also agreeing with the terms and conditions mentioned therein which is available at <https://ibbi.baanknet.com>
8. Prospective Bidder shall deposit the Earnest Money Deposit (EMD) only through the Baanknet Auction Platform.
9. Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform.
- 10. If the highest bidder is found ineligible, including that mentioned under serial 9 above, EMD shall be forfeited.**
11. If the Liquidator in consultation with the consultation committee rejects the highest bidder on its finding ineligible, the liquidator may, in consultation with the consultation committee, declare the next highest bidder as the Successful Bidder after following the same process as provided under clause (12A) to clause (12E) of the Regulations.
12. The Successful Bidder shall bear the applicable stamp duties/lease transfer charge, fees etc. and all

the local taxes, duties, rates, assessment charges, fees, maintenance charges etc. in respect of the property put on auction.

13. E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" through an approved service provider at <https://ibbi.baanknet.com>.

Kuldeep Tank

Liquidator in the matter of

M/S IBD UNIVERSAL PRIVATE LIMITED

(Under Liquidation Process)

Registration No.: IBBI/IPA-001/IP-P-02776/2022-2023/14255, AFA Valid Up to 30.06.2025

E-mail id: ibduniversal21@gmail.com

Address: 206, Modi Tower, Opp. Palika Plaza, MTH Compound, Indore 452007

Date: 23/04/2025

Place: Indore