

3rd E-AUCTION SALE NOTICE UNDER IBC, 2016

M/s.Pratibha Skyscrapers Private Limited (In Liquidation)
Regd. office: Pl No. 49-50, Ramnagar Tal Karveer, Kolhapur 416005,
Maharashtra, India

Bids are invited through e-auction platform <https://ibbi.baanknet.com> for sale of following assets of M/s Pratibha Skyscrapers Private Limited forming part of Liquidation Estate by the Liquidator u/s. 35 (f) of IBC, 2016 r/w reg. 32 and Schedule I of IBBI (Liquidation Process) Regulations, 2016

| DETAILS ASSETS TO BE SOLD UNDER REGULATIONS 32(a) TO (d) OF LIQUIDATION REGULATIONS | Manner of sale | (Rs Reserve Price.) | EMD (Rs.) | Incremental Bid Amount (Rs.) |
|---|--|---------------------|------------|------------------------------|
| I. Land: Open NA land admeasuring 31670.80 Sq. Mtrs Area having 267 plots located at Gat No 182, Dhekri, Tal - Tuljapur, Dist. - Osmanabad, Maharashtra | Sale of Assets of the Corporate Debtor under Regulation 32 (a) of IBBI (Liquidation Process) Regulations, 2016 | 2,53,69,500 | 25,36,950 | 10,00,000 |
| II. Securities and Financial Assets (SFA) | Not Readily Realizable Assets under Regulation 37A of the IBBI (Liquidation Process) Regulations, 2016 | 12479827.10 | 1247982.80 | 1,00,000 |
| Last Date of Remittance of EMD | 03.11.2025 | | | |
| E-Auction Date and Time | 06.11.2025 (From 10:00 AM to 12:00 PM) | | | |

- Interested applicants may refer to e-Auction Process Information Document for detailed terms and conditions of online E-Auction, BID form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at <https://ibbi.baanknet.com>.
- Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the BAANKNET auction platform <https://ibbi.baanknet.com>
- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BAANKNET auction platform: <https://ibbi.baanknet.com>
- The undertaking referred in clause 2 hereinabove should state that the prospective bidder does not suffer from any ineligibility under section 29A of the Code to the extent applicable. *Prospective bidders may note that if found ineligible at any stage, the EMD shall be forfeited as per IBBI, vide Circular No. IBBI/LIQ/84/2025 dated 28th March, 2025.*
- Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the eWallet and clicking "Participate" for the respective auction. Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online e-auction on the portal www.baanknet.com. The interested bidder should create their User ID & Password in the auction portal and deposit their EMD amount in the eWallet of the portal. 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.
- The maximum time allowed to the Successful Bidder for making payment of balance Sale Consideration (i.e., accepted Bid Amount plus other applicable taxes/ duties after set-off / adjustment of EMD received) along with interest due is 90 days from the date of LOI.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. Liquidator has right to extend /defer /cancel and/or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction.
- E-Auction shall be conducted on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" and "NO RECOURSE" basis only.

Date: 07.10.2025

Place: Mumbai

Sd/-

Ms. Jovita Reema Mathias

Liquidator – Pratibha Skyscrapers Private Limited (in Liquidation)

IBBI Reg. No.: IBBI/IPA-002/IP-N00337/2017-18/10941

Add: 301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala

Andheri Kurla Road, Andheri East, Mumbai 400093.

Bank of Maharashtra
Dahisar East (Mumbai)-Ankit CHS, S.V. Road,
Dahisar East, Mumbai-400068
Tale: 02228935981 Fax: 02228900821,
E-mail: hmr96@mahabank.co.in

POSSESSION NOTICE (For Immovable Property) (Rule 8 (1))
Ref. No. AP/24/Possession/2025/26 Date: 03/10/2025

WHEREAS the undersigned being the Authorized Officer of Bank of Maharashtra, under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) and in exercise of powers conferred under section 13(12) of the said Act read with rule 8(1) of the Security Interest (Enforcement) Rules 2002 has issued a demand notice dated 22/07/2025 under Section 13(2) of the said Act and called upon you to repay the amount mentioned in the said notice being Rs.20,77,979/- plus unapplied interest within 60 days from the date of receipt of the said notice.

The Borrower mentioned hereinabove having failed to repay the outstanding amount, notice is hereby given to the Borrower and Guarantors mentioned hereinabove in particular and to the public in general that the Authorized Officer of Bank of Maharashtra has taken possession of the properties described herein below in terms of the powers vested under the provisions of Section 13(4) of the said Act on this 03/10/2025.

The Borrower in particular, Guarantor and the Public in general is hereby cautioned not to deal with the property and any dealings with the aforesaid property will be subject to the charge of the Bank of Maharashtra for an amount as mentioned above.

The borrower's 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:

M/s. Shakti Cinemas, Proprietor Mr. Devendra Sharma, Shop No. 15, Ground Floor, Yamuna Apt of Jangid Complex, Yamuna Shopping Centre Co-Op. Premises Society Ltd. Mira Road, Thane-401107.

CERBAR ASSET ID-20066318534. Admeasuring 218.36 Sq. Ft. Built up owned by Guarantor Mr. Subhash Mairam Jangid ree Sharma.

Place : Thane Date : 03.10.2025 Authorized Officer & Chief Manager Bank of Maharashtra

BOI Bank of India
Main Branch: 70-80, Mahatma Gandhi Road, Post Box No. 238, Mumbai-400001. Tel: 022-23823666. Fax: 22674310/22573066. Email: MumbaiMain.MumbaiSouth@bankofindia.co.in

POSSESSION NOTICE

Whereas the undersigned being the authorized officer of Bank of India Mumbai Main Branch under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) and in exercise of powers conferred under Section 13 (12) read with Rule 8 (1) of the Security Interest (Enforcement) Rules 2002 issued a demand notice dated 15.03.2025 calling upon the borrower M/s. Mahesh Kids & Ladies Wear, Prop Mr. Prakash Chandra B Prasadji to repay amount mentioned in the notice being CC Rs. 4,14,074.04 & TL Rs. 2,87,962.00 Total Rs. 7,01,836.04 Rs Seven lakh one thousand six hundred thirty six and paise 04 only interest presently @ 15.90% p.a. thereon with monthly rests from 20.02.2024 within 60 days from the date of receipt of the said notice.

The borrower and other's mentioned herein above having failed to repay the amount, notice is hereby given to the borrower and others mentioned herein above in particular and to the public in general that the undersigned has taken symbolic possession of the properties described herein below in exercise of powers conferred on him under Section 13(4) of the said Act with the Rule 8 (1) of the Security Interest (Enforcement) Rules, 2002 on this 06th day of Month of October year 2025.

The Borrower and the other's mentioned herein above in particular and the public in general are hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of Bank of India for an amount CC Rs. 4,14,074.04 & TL Rs. 2,87,962.00 Total Rs. 7,01,836.04 Rs Seven lakh one thousand six hundred thirty six and paise 04 only interest presently @ 15.90% p.a. thereon with monthly rests from 20.02.2024 and interest thereon.

The borrower's 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.

DETAILS OF THE PROPERTIES: Maharashtra Nagar / Flat No. 301, 3rd Floor, C Wing, Mangadep ChS Ltd., Mangal Muri Nagar Bldg No. 11 Village Konkand, Mumbai - 400 043 in the name of Mr. Govind Singh Chauhan & Mrs. Chand Kanwar Govind Singh Chauhan

Place : Manikhar / Date : 06.10.2025 Sd/- Authorized Officer Bank of India

3rd E-AUCTION SALE NOTICE UNDER IBC, 2016
M/S PRATHIBA SKYSCRAPERS PRIVATE LIMITED IN LIQUIDATION
Regd. office: P/1 No. 49-50, Ramnagar Tal Karver, Kharapur 410805, Maharashtra, India

Notice is invited through e-auction platform <https://3rd.baanet.com> for sale of following assets of M/s Prathiba Skyscrapers Private Limited Form part of Liquidation Estate by the Liquidator viz. 35 (1) of IBC, 2016 viz. 32 and Schedule 1 (IBBI Liquidation Process) Regulations, 2016

| Details Assets to be sold under Regulations 32(a) to (d) of Liquidation Regulations | Member of sale | (Rs Reserve Price) | EMD (Rs.) | Incremental Bid Amount (Rs.) |
|--|--|--------------------|------------|------------------------------|
| 1. Land: Open flat and adjoining 21670.00 Sq. Mts. Area having 257 plots located at Lot No. 182, Okhla, Tal -Tughlak, Dist -Damanhad Maharashtra | Sale of plots of the Company Debtor under Regulation 32 (a) of IBC (Liquidation Process) Regulations, 2016 | 2,53,88,500 | 25,38,850 | 10,00,000 |
| 2. Securities and Financial Assets (SFA) | 1st Priority Realizable Assets under Regulation 37A of the IBC (Liquidation Process) Regulations, 2016 | 12479827.50 | 1247982.80 | 1,00,000 |

Last Date of Receipt of EMD: 08/11/2025
E-Auction Date and Time: 06/11/2025 from 10:00 AM to 12:00 PM

- Interested applicants may refer to e-Auction Process Information Document for detailed terms and conditions of e-Auction, Bid Rules, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at <https://3rd.baanet.com>
- Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 28A of the Insolvency and Bankruptcy Code through the BAANET e-auction platform <https://3rd.baanet.com>
- Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BAANET e-auction platform <https://3rd.baanet.com>
- The undertaking referred in clause 2 heretofore should state that the prospective bidder does not suffer from any eligibility under section 28A of the Code to the extent applicable. Prospective bidders may note that if found ineligible at any stage, the EMD shall be forfeited as per IBC, vide Circular No. IBBI/04/14/2025 dated 08th March, 2025.
- Kindly note that EMD payment must be made through the BAANET portal by adding funds to the wallet and clicking "Participate" for the respective auction. Name of Eligible Bidders will be identified and conveyed by Liquidator to participants in online e-auction on the portal <https://3rd.baanet.com>. The interested bidder should ensure their User ID & Password in the auction portal and deposit their EMD amount in the EMD at the portal. For any query regarding the e-auction process, reach out to BAANET (BANK ASSET AUCTION NETWORK), Email ID support.bankasset@baanet.com, Mobile No. -91 8091229220
- The maximum time allowed to the Successful Bidder for making payment of balance Sale Consideration (i.e., accepted Bid Amount) plus applicable taxes/charges after set-off adjustment of EMD received, along with interest due, is 10 days from the date of LOI.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to allot the lots. Liquidator has right to extend/shorten (cancel and/or modify, delete any of the terms and conditions including terms of e-Auction of the description in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction.
- E-Auction shall be conducted on "AS IS WHERE IS", "AS IS WHAT IS" "WHATSOEVER THERE IS" and "NO RECOURSE" basis only.

Date: 07.10.2025 Sd/-
Place: Mumbai Ms. Jeeva Resma Mathias
Liquidator - Prathiba Skyscrapers Private Limited (in Liquidation)
IBBI Reg. No.: IBBI/PA-0024/2017-2017-19/1041
Add: 301, 3rd Floor, Saurabh Road, Opp. Dominion Plaza, Chokoli, Andheri Kurla Road, Andheri East, Mumbai-400082

JANA SMALL FINANCE BANK Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Donbur, Koramangla Inner Ring Road, Next to EGI Business Park, Challengatta, Bangalore-560071. Regional Branch Office: Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayana Cinema Hall, Pune-411037.

E-AUCTION NOTICE

PUBLIC NOTICE FOR SALE THROUGH E-AUCTION UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT (SARFAESI ACT) 2002, READ WITH PROVISIO RULE 8(6) & 9 OF SECURITY INTEREST ENFORCEMENT (ENFORCEMENT) RULES 2002.

The undersigned as authorized officer of Jana Small Finance Bank Limited has taken possession in assets of powers conferred under section 13(4) of the SARFAESI Act. The Borrower in particular and public at large are informed that online auction (e-auction) of the mortgage property in the below mentioned account for realisation of dues of the Bank will be held on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS" on the date as prescribed as here under:

| Sr. No. | Loan Account Number | Name of Original Borrower/Co-Borrower/Guarantor | Date of 13-2 Notice | Date of Possession | Present Outstanding balance as on 05.10.2025 | Date & Time of Inspection of the property | Reserve Price in INR | Earnest Money Deposit (EMD) in INR | Date and Time of E-Auction | Last date TIME & Place for submission of Bid |
|---------|---------------------|--|---------------------|--------------------|---|---|--|---|----------------------------|--|
| 1 | 3153843000100 | 1) Dattatray Maruti Kadam, 2) Yashvi Maruti Kadam | 06.01.2024 | 21.03.2024 | Rs.1,31,026/- (Rupees Eight Lakh Thirty One Thousand Twenty Six Only) | 24.10.2025 09:30 AM to 05:00 PM | Rs.15,15,000/- (Rupees Fifteen Lakhs and Fifteen Thousand Only) | Rs.1,51,500/- (Rupees One Lakh Fifty One Thousand Five Hundred Only) | 08.11.2025 @ 11:30 AM | 07.11.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayana Cinema Hall, Pune-411037. |
| 2 | 4568942000345 | 1) Kavita Prakash Gaikwad, 2) Prakash Kacharu Gaikwad | 10.04.2024 | 11.05.2024 | Rs.17,01,847/- (Rupees Seventeen Lakh One Thousand Eight Hundred Forty Seven Only) | 24.10.2025 09:30 AM to 05:00 PM | Rs.9,95,000/- (Rupees Nine Lakhs Ninety Five Thousand Only) | Rs.90,500/- (Rupees Ninety Hundred Only) | 08.11.2025 @ 11:30 AM | 07.11.2025, before 05.30 PM Jana Small Finance Bank Ltd., Modi Plaza, Office No.704/705, Mukund Nagar, Swargate, Opp. Laxminarayana Cinema Hall, Pune-411037. |

Details of Secured Assets: All that piece and parcel of the Immovable Property being Land Admeasuring 473.44 Sq.Mtr. being and situate at Cat No.242, Hissa No.9 to 13, Karver, Kolhapur-416101. On or towards: Towards East by: Plot No.118, Towards West by: Plot No.116, Towards South by: Plot No.124, Towards North by: Passage.

The properties are being held on "AS IS WHERE IS BASIS" & "AS IS WHAT IS BASIS" and the E-Auction will be conducted "On Line". The auction will be conducted through the Bank's approved service provider M/s. C Closure at the web portal <https://baanet.auctions.in> & www.foreclosureindia.com. For more information and for details, bid, procedure and online bidding bidders may contact M/s. C Closure; Contact Mr. Nilesh Pawar Contact Number: 0142000725. Email ID: info@baanet.auctions.in / nilesh@baanet.auctions.in.

For further details on terms and conditions to take part in e-auction proceedings and for any query relating to property please contact Jana Small Finance Bank authorized officers Mr. Ranjan Kulkarni (Mob. No.9829516533). To the best of knowledge and information of the Authorized Officer, there are no encumbrances on the properties. However the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on prior to submitting their bid. No conditional bid will be accepted. This is also a notice to the above named Borrowers/Guarantors/ Mortgagees about e-auction scheduled for the mortgaged properties. The Borrower/Guarantor/Mortgagee are hereby notified to pay the sum as mentioned above along with up to date interest and ancillary expenses before the date of auction, failing which the property will be sold and balance dues as if any will be recovered with interest and cost.

Date: 07.10.2025, Place: Pune Sd/- Authorized Officer, Jana Small Finance Bank Limited

PUBLIC NOTICE

As per the instructions of my client Mr. Bharat Pradip Varso, I am investigating the title of the property more particularly described in the schedule mentioned hereunder.

Any person, Bank or Financial Institution having any claim or right in respect of the said property by way of mortgage, lien, share, sale, license, gift, possession or encumbrance or otherwise otherwise having or making any claim, right, title and interest in respect of the said property or part thereof is called upon to intimate the undersigned within 15 (fifteen) days from the date of publication of this notice with his/her/his/their claim(s) if any with all supporting documents failing which it shall be presumed that no valid claim exists and/or the party has waived all their claims in the property and the property is free from encumbrances.

SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land bearing Original Plot No. 12 of previously known as Kumbhar Housing Society Layout and forming part of Larger Plot No. 10A and allotted Final Plot No. 28 under Town Planning Scheme Borivali I, corresponding to C.T.S. Nos. 580, 580/1, 580/2, 580/3, 580/4, 580/5, 580/6 and 580/7 and aggregate area amounting to 371.10 sq. mts. as per Property Cards TOGETHER WITH the Building known as "Bachoo Bhuvan" consisting of Ground plus Two Upper Floors standing thereon and both situated lying on and being at Chandowar Road, Off B. V. Road, Borivali (West), Village Borivali, Taluka Borivali in the Mumbai Suburban and in the registration district of Mumbai Suburban and bounded as under that is to say:

on or towards North by Plot bearing CTS No. 579 by Municipal Market and Nallah
on or towards South by Plot bearing CTS No. 577 by Plot bearing CTS No. 581

Place: Mumbai Date: 07/10/2025
Sd/-
MUKESH J. SANGANI
B.Com./LL.B. Advocate High Court
502, 5th Floor, Ganapati Residency, Ganapati Lane,
(South West), Mumbai -400028

PUBLIC NOTICE

Tree Shade Co-operative Housing Society Ltd., a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under Registration No. 80M/HSG/4256 of 1974, is the Owner of an Immovable Property situated at Andheri (East), Mumbai Suburban District and more particularly described in the Schedule hereunder written (hereinafter referred to as "the said Property").

PLEASE TAKE NOTICE that the Society is desirous of granting redevelopment rights in respect of the said Property in favour of our Client. Under instructions of our Client, we are investigating the title of the Society in respect of the said Property.

ALL persons having any claim or right against or to the said Property described in the Schedule hereunder written either by way of inheritance, share, sale, mortgage, charge, trust, loans, exchange, gift, lease, sub-lease, lien, license, development, possession, right of pre-emption, statutory attachment or encumbrance or any other arrangement or any other agreement of any nature whatsoever or other disposition or under any decree, order or award passed or otherwise whatsoever are hereby required to make the same known in writing to the undersigned along with supporting documents at our address at 2nd Floor, Rajababbar Manzil, 28, (Mumbai Samachar Warg, Fort, Mumbai-400023 or on our email ID legal@mmindia.com within 14 days from the date of publication of this notice, failing which the claims/objections, if any, shall be deemed to have been waived and abandoned and for which neither we nor our Client shall be responsible.

SCHEDULE OF THE SAID PROPERTY HEREINABOVE REFERRED TO

ALL THAT piece or parcel of land bearing Plot No. E, corresponding to CTS No. 323/A/1, CTS No. 323/A/1/1, CTS No. 323/A/3 and CTS No. 323/B/1/1 in total admeasuring 5201 sq. mtrs. or thereabouts, out of which CTS No. 323/A/1/1 admeasuring 157.5 sq. mtrs. or thereabouts, CTS No. 323/A/3 admeasuring 167 sq. mtrs. or thereabouts and CTS No. 323/B/1/1 admeasuring 353.5 sq. mtrs. or thereabouts have gone into set back and utilized by MCGM leaving net Plot area of CTS No. 323/A/1 admeasuring 4529 sq. mtrs. of Village Gundavli, Taluka Vile Parle, Mumbai Suburban District, together with Building "Tree Shade" standing thereon and situated at Plot No. E, Opp. Gold Spot, Near Jumbo Dargah, Jiva Mahal Marg, Andheri (East), Mumbai - 400 069.

FOR PRAVIN MEHTA AND MITHI & CO.
SD/- URVI TANNA (PARTNER)
Place - Mumbai Date : 07.10.2025

Form No. 3
[See Regulation-13 (1)(a)]
DEBTS RECOVERY TRIBUNAL MUMBAI (DRT 3)
1st Floor, MTNL, Telephone Exchange Building, Sector-30A,
Vashi, Navi Mumbai-400703

Case No.: OA/427/2025
Summons under sub-section (4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

STATE BANK OF INDIA
VS
AMIT SHARMA

- AMIT SHARMA, D/W/S/O-Kumar
Flat No. 073 Ground Floor D Wing Casa Elite Lakeshore Greens Palava City Phase 2 Village Khori Dombivli East Tal Kalyan Thane, Maharashtra-421204
Also At: P/1 Data Centres Pvt Ltd 984 One India Bulli Tower 7A 8th Floor, Sempalji Bagat Marg, Lower Panel, Mumbai, Maharashtra-400013
- MRS BANITA KUMARI
Flat No. 003 Ground Floor D Wing Casa Elite Lakeshore Greens Palava City Phase 2 Village Khori Dombivli East Tal Kalyan, Thane, Maharashtra-421204
Also At: Flat No 601 Plot No 58 Near Sanjivani International School Sector 18 Kharghar Tal Parel Dist Raigadh Raigadh, Maharashtra-410210

SUMMONS

WHEREAS OA/427/2025 was listed before Hon'ble Presiding Officer/Registrar on 30/09/2025.

WHEREAS this Hon'ble Tribunal is pleased to issue summons/ notice on the said Applicant under section 19(4) of the Act, (Sd) filed against you for recovery of debts of Rs. 4879139/- (application along with copies of documents etc. annexed),

- in accordance with sub-section (4) of section 19 of the Act, you, the defendants are directed as under:
- to show cause within thirty days of the service of summons as to why relief prayed for should not be granted;
 - to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application;
 - you are restrained from dealing with or disposing of retained assets or such other assets and properties (disclosed) under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties;
 - you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of the business any of the assets over which property interest is created and/or other assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal;
 - you shall be liable to account for the sale proceeds realized by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank of national/institutions holding security interest over such assets.

You are also directed to file the written statement with my threefold for return to the applicant and to appear before Registrar on 28/10/2025 at 10.30 A.M. failing which the application shall be heard and decided in your absence.

Given under my hand and the seal of this Tribunal on this day 03.10.2025. Sd/-
Signatures of the Officer Authorized to issue summons. Sd/-
Sanjay Jalawat
Registrar, DRT-III, Mumbai

Note : Strike out whichever is not applicable

PUBLIC NOTICE

This is to inform/ notice you that my Client MR. TAUFIQUE BABUBHAI KAWTHEKAR has agreed to get transferred/ attorned below mentioned V/LT premises in his name from the name of his deceased Grand Father MR. HAJI UMAR AHMED KAWTHEKAR who expired on 13.08.1999 leaving behind my client as his Grand Son and one of the legal heir and representatives of deceased estate.

If any persons, bank, society or company has any claim, right, objection in respect of the said V/LT, then submit it at my below address of The Estate Officer, 'G'South' Ward Municipal Office, N. M. Joshi Marg, Mumbai 400015 within 14 days from this notice, failing which, any claims, shall be considered as waived off/ abandoned/ given up or surrendered.

Description of the Property
V.L.T. Shop No. 5, Ground Floor, B.M.C. Chowk, Sunnari Cross Lane, Lower Panel, Mumbai-400013

Sd/-
Adv. AKASH S. KADAM
Advocate High Court,
Add: Shop No.17, Sul Shradha C.H.S. Ltd., J. R. Boricha Marg, Sastrasta, Mumbai-400011

IN THE BOMBAY CITY CIVIL COURT, BORIVALI DIVISION AT GOREGAON, DINDOSHI AT BOMBAY EXECUTION APPLICATION NO. 08 OF 2023 IN S.C. SUIT NO. 230 OF 2008

- Ramesh Mithalal Shah (Shah deceased)
1) Smt. Bharti Ramesh Shah Age-64 years, Mumbai, Indian inhabitant
2) Kevin Ramesh Shah Age-38 years, Mumbai, Indian inhabitant
3) Mrs. Sweeta Ramesh Shah Age-42 years, Mumbai, Indian inhabitant
4) heirs and legal representatives of Ramesh Mithalal Shah, having their Residence at Flat No.07 and 08, 2nd Floor, Mittal Nilas, Bank of Baroda Building, Matunga Gandhi Road, Vile Parle (East), Mumbai - 400057. Plaintiffs / D.J.s Versus
1) Star Developers (P. M. Project) having their registered office at Chivdoli, Borivali West, Mumbai 400092
2) Pareswari Harilal Mehta Partner of M/s. Star Developers (P. M. Project) Residing at Sangeeta Apartment, Flat No. 302, 303, 6 wing, S. V. Road, Kandivali West, Mumbai 400067
3) Smt. Mangla Rasiklal Kamalka Partner of M/s. Star Developers (P. M. Project) Residing at Arund Villa, Dr. Ambedkar Road, Matunga (C.R.), Mumbai 400019
4) Pankaj R. Raval Partner of M/s. Star Developers (P. M. Project) Residing at Silver Gate Apartment, Mandeshwar Road, Borivali West, Mumbai 400092
5) Dilip Varthaman Shah Partner of M/s. Star Developers (P. M. Project) Residing at 327/3, Bharatpur, Station Road, Vadala, Mumbai 400033
6) Mahendra Lalubhai Mehta Partner of M/s. Star Developers (P. M. Project) Residing at 15/16, Palavi Saithan, Valsahai Road, Extension Ghakopar West, Mumbai 400047
7) Bhavesh Mahendra Mehta Partner of M/s. Star Developers (P. M. Project) Residing at 15/16, Palavi Saithan, Valsahai Road, Extension Ghakopar West, Mumbai 400047
8) Bhavesh Mahendra Mehta Partner of M/s. Star Developers (P. M. Project) Residing at 15/16, Palavi Saithan, Valsahai Road, Extension Ghakopar West, Mumbai 400047

NOTICE UNDER ORDER XXI, RULE 22 OF CODE OF CIVIL PROCEDURE To,

- Smt. Mangla Rasiklal Kamalka Partner of M/s. Star Developers (P. M. Project) Residing at Arund Villa, Dr. Ambedkar Road, Matunga (C.R.), Mumbai 400019 Judgment Debtor No.3
- Dilip Varthaman Shah Partner of M/s. Star Developers (P. M. Project) Residing at 327/3, Bharatpur, Station Road, Vadala, Mumbai 400033 Judgment Debtor No.5
- Mahendra Lalubhai Mehta Partner of M/s. Star Developers (P. M. Project) Residing at 15/16, Palavi Saithan, Valsahai Road, Extension Ghakopar West, Mumbai 400047 Judgment Debtor No.6
- Bhavesh Mahendra Mehta Partner of M/s. Star Developers (P. M. Project) Residing at 15/16, Palavi Saithan, Valsahai Road, Extension Ghakopar West, Mumbai 400047 Judgment Debtor No.7

TAKE NOTICE that you are hereby required under Order XXI, Rule 22 of the Code of Civil Procedure to appear either in person or by Advocate before the Hon'ble H.H. Shri. M. Muddud M.A. in (C.R.No. 17) of this Court on 14th October, 2025 at 11.00 O'clock to show cause why the Decree pronounced against you on 22nd November, 2021 by the Hon'ble Judge, City Civil Court at Dindoshi in above suit should not be executed against you. Date is 22nd day of September, 2025.

Advt. Registrar, City Civil Court, Dindoshi, Borivali Division, Goregaon.

SEALER
Dated this 22nd day of September, 2025
Ms. P. D. Ganeshy & Associates
Advocate for Plaintiffs / Decree Holders
101, Oval House, 15 Floor, 83, Brijlaxi Haveli Lane, Opp. Commerce House, Fort, Mumbai - 400023
Mobile No. -9892141360

PHYSICAL POSSESSION NOTICE

ICICI Bank Branch Office / ICICI Bank Ltd. Office Number 201-B, 2nd Floor, Road No. 1 Plot No. 93, W/11 Park, Worli Industrial Estate, Thane (West) - 400004

The Authorized ICICI Bank Officer under the Securitisation, Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13(12) read with Rule 8 of the Security Interest (Enforcement) Rules 2002, issued Demand Notices to the borrower(s) mentioned below, to repay the amount mentioned in the Notice within 60 days from the date of receipt of the said Notice. Having failed to repay the amount, the Notice is issued to the borrower and the public in general that the undersigned has taken possession of the property described below, by exercising powers conferred on him/her under Section 13(4) of the said Act read with Rule 8 of the said rules on the below-mentioned dates. The borrower in particular and the public in general are hereby cautioned not to deal with the property. Any dealings with the property will be subject to charges of ICICI Bank Limited.

| Sr. No. | Name of the Borrower/ Loan Account Number | Description of Property/ Date of Physical Possession | Date of Demand Notice (in Demand Notice (Rs)) | Name of Branch |
|---------|--|---|---|----------------|
| 1. | Sejal Rajkumhar Gondalyal/ Shorabuddin Roshidbihai/ Gondalyal/ Dhuliyai Gaitam/ Roshidbihai Dayabaihai Gondalyal/ LDJAM00006745841 | Sub Plot No. 60/A, Prantim Township-3, Near Dhan Appurva, R.S. No. 1078/Palki-3, Plot No. 60 To 62, Near Sankar School, Rajinji Nagar Road, Jambharkar - 361101/ LDJAM00006745841 | August 21, 2024 Rs. 10,50,145.82/- | Jambharkar |

The above-mentioned borrower(s)/guarantor(s) in/are hereby issued a 30 day Notice to repay the amount, else the mortgaged properties will be sold after 30 days from the date of publishing this Notice, as per the provisions under Rules 8 and 9 of Security Interest (Enforcement) Rules 2002.

Date: October 07, 2025 Sincerely Authorized Officer, For ICICI Bank Ltd.

ENCORE ASSET RECONSTRUCTION COMPANY PRIVATE LIMITED ("ENCORE ARC")

5TH FLOOR, PLOT NO. 137, SECTOR 44, GURUGRAM - 122 002, HARYANA
[Appendix -IV -A] [See Proviso to Rule 8(6) r/w 9(1)]

PUBLIC E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Proviso to Rule 8(6) read with Rule 9(1) of the Security Interest (Enforcement) Rules 2002 (Rules). Notice is hereby given to the public in general and in particular to the Borrower and Guarantors (i) that the below described immovable property mortgage/charged to the Axis Bank Capital Limited (ABL) Bank to secure the outstanding dues in the loan account since assigned to Encore Asset Reconstruction Company Private Limited, acting in its capacity as the trustee of SARC - BANK - 032 - Trust (Secured Creditor), which is under Physical Possession of the Authorized Officer of the Secured Creditor, will be sold on "AS IS WHERE IS", "AS IS WHAT IS", and "WHATSOEVER THERE IS" basis on 28.10.2025 for recovery of Rs. 32,76,47,300/- (Rupees Thirty Two Crores Seventy Six Lacs Forty Seven Thousand Six Hundred Twenty Seven Only) as on 31.10.2024 and further interest at contractual rate till security and other costs, charges etc. after adjustment of recovery/realisation, if any, due to the Secured creditor from borrower Mr. Bhagwanadas Ramchandra Sheth (Borrower) and (1) RBM Event Management Private Limited (2) Prathab Bhagwanadas Sheth (3) Harbhakar Ramchandra Sheth (4) Harbhakar Ramchandra Sheth (5) Jayant Bhagwanadas Sheth (6) Jayant Laxminarayana Sheth (7) Laxminarayana Ramchandra Sheth (Proprietor collectively referred as Co-Applicants/Guarantors).

| Description of Property | RP (In Rs.) |
|-------------------------|-------------|
|-------------------------|-------------|

जयपूरच्या एसएमएस रुग्णालयात आग! ८ रुग्णांचा मृत्यू, ५ जखमी

जयपूर एसएमएस रुग्णालयाच्या आग्नेय भागात राईमध्ये आग लागल्याने हा अपघात झाला. आग लागल्यानंतर रुग्णालय प्रशासनाने तत्काळ रुग्णांना बाहेर काढले. मात्र धुकामुळे अनेक रुग्णांना श्मशानाच राहणे होऊन परिस्थिती गंभीर झाली. घात मीकर वेळीच फिरो आंधीचे दिवनी, भरतपूरचे शौनाव, रुक्मणी, सुदामा, सर्वेश, दिगंबर वर्मा आणि सांगनेरचा बहादूर यांचा मृत्यू झाला आहे. डॉक्टरांनी मृतांची आत्मसन्मोहना करायला सुरुवात केली.

आज आईला घरी न्यायचे होते

मृतांपैकी महिला रुग्ण सुदामा यांचा मुलगा नरेंद्र यांचे वत राहिलेले की, आईला ५ ऑक्टोबरला अपघातानंतर येथे दाखल केले होते. आज दिव्याची मिळणार होती. आईला घरी घेऊन जायचे होते. पण आगनेने तिला आत्मघातासुल काळ्याचे दिवाळूत घेतले.

संख्या वाढण्याची शक्यता वर्तवली आहे. रुग्णालयाचे अधीक्षक डॉ. सुशील भाटी यांनी रुग्णांचा मृत्यू आगीत झाल्याचे आरोप फेटाळून लावले. ते म्हणाले की आगीमुळे रुग्णांचा मृत्यू झालेला नाही. मृत्यू झालेले रुग्ण आधीपासूनच गंभीर अवस्थेत होते. या घटनेनंतर मुख्यमंत्री भवनलाल शर्मा, उपमुख्यमंत्री प्रमोद बेरवा, गृह राज्यमंत्री जवाहरलाल नेहरू आणि आमदार बालमुकुंदराव यांनी रुग्णालयात जाऊन रुग्णांची भेट घेतली. तर काँग्रेस आमदार रफीक खान यांनी रुग्णालय प्रशासनावर आणि सरकारवर हल्लाबोलण्याचे आरोप करत मृतांच्या कुटुंबियांना तातडीने नुकसानभरपाई देण्याची मागणी केली. माजी मुख्यमंत्री अशोक गहलोत आणि काँग्रेस प्रदेशाध्यक्ष गोविंद डोडारस यांनीही रुग्णालयात भेट देत सरकारवर टीका केली. त्यांनी न्यायिक आयोगाची मागणी केली.

दुर्गा मूर्ती विसर्जनावेळी दोन गटांत हिंसाचार ओडिशातील कटकमध्ये तणाव! विहिंपचा बंद

कटक ओडिशातील कटक शहरात काल मध्यरात्री दुर्गा मूर्ती विसर्जन समारंभादरम्यान दोन गटांत हिंसाचार चकमक उडाली. यामध्ये जवळपास २५ जण जखमी झाले असून पात हांसीपी दर्जाच्या पोलीस अधिकाऱ्यांचाही समावेश आहे. शहरात तणावपूर्ण परिस्थिती असून पोलीसांनी संचाराखती लागू केली आहे. दरम्यान, विश्व हिंदू परिषदेने आज १२ तासांचा बंद पुकारला आहे. हाणामागी आणि दाहफेकीची ही घटना दगागावाजवळील हाती पोखरी परिसरात घडली. विमर्जन मिळवण्यात पोखरी आवाजात संपात वाजवण्यावरून दोन गटांत हिंसाचार आणि याचे रूपांतर हिंसाचार झाले. जमावाने वाहने जाळली. दुकानांची मोडफोड केली आणि पोलीसांवरही दगडफेक केली. परिस्थिती निवडण्यात आणण्यासाठी शहरातील १२

टाप्यांच्या हद्दीत पोलीसांनी ३६ तासांची संचाराखती लागू केली आहे. तसेच अफवा रोखण्यासाठी इंटरनेट सेवाही बंद करण्यात आली आहे. याप्रकरणी पोलीसांनी आतापर्यंत सहा जणांना अटक केली. या घटनेच्या निषेधाबद्दल विश्व हिंदू परिषदेने आज १२ तासांचा बंद पुकारला होत. मुख्यमंत्री मोहन चरण माझी यांनी पोखरी कटोर कारवायचे आश्वासन दिले आहे.

महावितरणच्या 'गो-ग्रीन' योजनेला वाढती पसंती

मुंबई ६ लाख ६ हजार ९२४ गाड्या या योजनेत सहभागी झाले आहेत. त्यांना ८ कोटी ४८ लाख ३० हजार ८८० रुपयांचा वार्षिक फायदा होत आहे. गो-ग्रीन योजनेतील वाढत्या रुग्णांच्या वाढता प्रतिसाद सहभाग स्वभावार्ह आहे. त्यांना वीजविले डिजिटल स्वरूपात पाठवले जात आहे. पर्यावरणाचा हानिहार लागू झाल्याची वाढत्या रुग्णांच्या वा योजनेत सहभागी व्हावे, असे आवाहन महावितरणचे अध्यक्ष व व्यवस्थापकीय संचालक लीकेश चंद्र यांनी केले आहे.

बेस्टच्या महाव्यवस्थापक सेठी यांच्यासोबत कामगारांची बैठक

मुंबई नवनिघुक महाव्यवस्थापक सोनिया सेठी यांच्यासोबत आज श्रमिक दलका संघा आणि बेस्ट इलेक्ट्रिक युनियनच्या प्रतिनिधींची बैठक महाव्यवस्थापक सेठी यांनी घेतली. आमदार प्रसाद लाड यांच्या नेतृत्वाखाली पार पडली. या बैठकीत कामगारांसंदर्भातील अनेक महत्वाच्या विषयांवर सविस्तर चर्चा झाली. यावेळी नवनिघुक महाव्यवस्थापक सेठी यांचे मनःपूर्वक स्वागत करण्यात आले. दिवाळीच्या पार्श्वभूमीवर १० ऑक्टोबर

आनंदाचा शिधा योजना सरकार बंद करणार?

मुंबई काळात यशान दुकानांवर मोफत शिधा वितरित केले जायचे. मात्र, गेल्या दिवाळीनंतर सधेत आलेल्या देवेंद्र फडणवीस यांच्या नेतृत्वाखाली सरकारने मात्र गणेशोत्सव आणि त्यानंतर दिवाळीत आनंदाचा शिधा वितरित केला नाही. त्यामुळेच ही योजना बंद होणार का, अशी चर्चा सुरू झाली आहे. यावरून राठुवादी (शरद पवार) आमदार रोहित पवार यांनीदेखील सरकारला घुसावले आहेत. ते एक्स पोस्टमध्ये म्हणाले की, 'निवडणुका सरी... मतदार

विश्रांतीनंतर परभणीत पुन्हा पावसाचा तडाखा

परभणी विन्द्वातील पावसाचा तडाखा सुरुवात झाली. शहरातील सत पावसाचा नगर, साईबाबा नगर, सागर नगर, वसमत रोड, वसन्धनक परिसर, शिखाची चौक, गांधी पार्क आदी भागात वीज ते टोन पाऊट पाणी साचले. अनेक घरांत पाणी फिरल्याने कचरे, धान्य, फर्निचर, झालेच सव्हित्य, कागदपत्रे यांचे मोठ्या प्रमाणावर नुकसान झाले. शहरातील रस्ते आणि चौक पाण्याखाली गेल्याने सडकळ्या वेळेत नागरिकांची प्रचंड गैरमोड झाली. वाजराच्या सुमारास मुसळधार

मुंबई भाजपाची 'जेन झी' ला साद पालिकेत इंटर्नशीपची संधी देणार

मुंबई पालिकेत महायुतीची सत्ता आल्यानंतर 'जेन झी' ला पालिकेचे कामकाज समजून घेण्यासाठी इंटर्नशीपची संधी देण्याची घोषणा मुंबई भाजपाचे अध्यक्ष व आ. अमित साठम यांनी केली. साठम यांनी महायुती महापालिकेत सधेत आल्यानंतर महापालिका प्रशासनात नरुण (जेन झी) विद्यार्थ्यांना सहभागी करत घेण्यासाठी नवीन इंटर्नशीप कार्यक्रम जाहीर केला. नेपाळच्या राजकारणात जेन झी उत्पत्ताई

ठाकरेच्या कार्यकर्त्यांचा वणी ठाण्याला घेराव

ठाकरेच्या कार्यकर्त्यांचा वणी ठाण्याला घेराव घेतला. त्यानंतर पोलीसांनी १० कार्यकर्त्यांना अटक केली. सगळीं इतर कार्यकर्त्यांनी वणी पोलीस ठाण्याला घेराव घातल्याने एकच तोंडफट उडाला.

कार्तिकी एकादशीच्या शासकीय महापूजेचा मान एकनाथ शिंदेंना

सोलापूर महापूजा ही मुख्यमंत्र्यांच्या हस्ते आणि कार्तिकी एकादशीची महापूजा उपमुख्यमंत्र्यांच्या हस्ते करण्याची परंपरा आहे. मात्र, रज्यात सध्या दोन उपमुख्यमंत्री अजित पवार आणि एकनाथ शिंदे असल्याने कोणत्याही हस्ते पूजा व्हावी, या संदर्भात संभ्रम निर्माण झाला. होत. पवार लोडगा म्हणून मंदिर समितीने विधी व न्याय विभागाकडे मत विचारले आहे.

पुन्हा शिवाजीराजे भोसले राज ठाकरेंना मांगरेकर भेटले

मुंबई दिग्दर्शक, अभिनेते आणि निर्माते महेश मांगरेकर यांनी मन्सरे अख्यरंज राज ठाकरे यांची भेट घेतली. मांगरेकर यांचा बहुचर्चित आणि बहुप्रतिष्ठित पुन्हा शिवाजीराजे भोसले हा चित्रपट ३१ ऑक्टोबर रोजी चित्रपटगृहात प्रेक्षकांच्या भेटीला येणार आहे. त्यापूर्वी या चित्रपटाच्या ट्रेलर लाँचचा कार्यक्रम पार पडणार आहे. याच कार्यक्रमाचे आमंत्रण देण्यासाठी मांगरेकरांनी राज ठाकरेंची भेट घेतली आहे.

शेतकरी-कामगार खात्यांवर वारणाकडून ९१ कोटी जमा

कोल्हापूर दिवाळीपूर्वी दुध उत्पादक शेतकरी आणि कामगारांचा वारणा सहकारी दुध संघाने सखल ११ रुपयांची कोटीची रक्कम वितरित करण्याची घोषणा केली. वित्त, पगार आणि वीनस स्वरूपात ही रक्कम संघाच्या वारणा सहकार्यांच्या बँक खात्यांत ९ ऑक्टोबर रोजी जमा होणार असल्याचे वनसुराज पटवर्धन अध्यक्ष आणि वारणा सहकार्यांचे सर्वेसर्वा आमदार डॉ. विनय करी यांनी यांनी सांगितले. आमदार करी म्हणाले की, दिवाळीनिमित्त वारणा दुध सहकार्यांच्या शेतकऱ्यांना फरक बिल, तसेच कामगार व कर्मचाऱ्यांना पगार व वीनस मिळून एकूण ९१ कोटीची रक्कम वितरित करण्यात येणार आहेत. सध्या दुधसाठी प्रति लिटर २.५५ रुपये आणि गहू दुधासाठी १.५५ रुपये असे विक्रीची फरक बिल दिवनी जाणार आहेत. हा दर देणारा वारणा दुध संघ हा महाशास्त्रीयत एकमेव संघ आहे.

मुंबईला नवी मुंबई विमानतळाचा जोडण्यासाठी बोगद्याचा प्रस्ताव

मुंबई विमानतळाचा मुंबईशी जोडण्यासाठी बोगद्याचा प्रस्ताव प्रयत्न करत असून, या प्रस्तावाची व्यवहार्यता तपासून घ्यायला येत आहे. या विमानतळाची प्रवासी क्षमता वर्धनाची योजना आहे. या विमानतळाची प्रवासी क्षमता वर्धनाची योजना आहे. या विमानतळाची प्रवासी क्षमता वर्धनाची योजना आहे. या विमानतळाची प्रवासी क्षमता वर्धनाची योजना आहे.

एसटी कामगार कृती समितीची प्रशासनासोबत बैठक

पालघर भत्याच्या असलवनावणीसाठी तारडीने निर्माण घेण्याची मागणी, दिवाळीनिमित्त १५,००० रुपये भेट, १२,५०० रुपये उखल देणे तसेच राज्य शासकीय कर्मचाऱ्यांसाठी महागाई भरदा ५५ टक्के लागू करणे अशा आर्थिक मागण्या समाविष्ट होत्या. कृती समितीने असेही म्हटले की, कंत्राटी पध्दतीने १३,५५० कर्मचाऱ्यांची भरती करणे आणि पोर्षणी तळावर जाण देण्याच्या निर्णयामुळे एसटी कामगारांमध्ये अस्वस्थता आहे. समितीने सांगितले की, शासनाने अधिवेशनात २५,००० कायम कर्मचाऱ्यांची भरती जाहीर केली आहे.

ई-निविदा सूचना

महाराष्ट्र राज्य विद्युत वितरण कंपनी सर्वोदित

व्यापार विभाग, महाविद्युत वितरण कंपनीच्या अखिल असंघाच्या विविध प्रकल्पांच्या स्थापना कामांसाठी ई - निविदा क्र. ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८० (२०२५ - २६) अशा एकूण १२ निविदा महाविद्युत वितरण कंपनीच्या www.mahadiscom.in वीर-Tender या संकेतस्थळावर जासजब जातमान राहिले आहे. सधर निविदा विधीसाठी दि. ०९.१०.२०२५ पासून ते दि. १२.१०.२०२५ पर्यंत उपलब्ध राहतील व निविदा भरण्याची अंतिम तारीख दि. १३.१०.२०२५ ला दुपारी १२.०० वाजेपर्यंत आहे. निविदेच्या आवृत्तीत / सरका / ई-वॉरंटाची प्रत घ्यायला हवी. निविदा भरण्यासाठी मुदत देण्यासाठी नवीन इंटर्नशीप कार्यक्रमाचा नोंद घ्यायला हवी.

सहकारी अधिकाऱ्यांच्या (स्था), स्थापत्य विभाग कल्याण

प्रत्यक्षी, २०१६ मध्ये ३ ई-ई-निविदा विक्री सूचना

३. प्रथम स्वयंचालित प्रवाहक निविदा (परिचालनासाठी) अर्ज, अर्जातर्फे, दि. २५.१०.२०२५, सकाळी १०.००, ११.००, १२.००, १३.००, १४.००, १५.००, १६.००, १७.००, १८.००, १९.००, २०.००, २१.००, २२.००, २३.००, २४.००, २५.००, २६.००, २७.००, २८.००, २९.००, ३०.००, ३१.००, ३२.००, ३३.००, ३४.००, ३५.००, ३६.००, ३७.००, ३८.००, ३९.००, ४०.००, ४१.००, ४२.००, ४३.००, ४४.००, ४५.००, ४६.००, ४७.००, ४८.००, ४९.००, ५०.००, ५१.००, ५२.००, ५३.००, ५४.००, ५५.००, ५६.००, ५७.००, ५८.००, ५९.००, ६०.००, ६१.००, ६२.००, ६३.००, ६४.००, ६५.००, ६६.००, ६७.००, ६८.००, ६९.००, ७०.००, ७१.००, ७२.००, ७३.००, ७४.००, ७५.००, ७६.००, ७७.००, ७८.००, ७९.००, ८०.००, ८१.००, ८२.००, ८३.००, ८४.००, ८५.००, ८६.००, ८७.००, ८८.००, ८९.००, ९०.००, ९१.००, ९२.००, ९३.००, ९४.००, ९५.००, ९६.००, ९७.००, ९८.००, ९९.००, १००.००, १०१.००, १०२.००, १०३.००, १०४.००, १०५.००, १०६.००, १०७.००, १०८.००, १०९.००, ११०.००, १११.००, ११२.००, ११३.००, ११४.००, ११५.००, ११६.००, ११७.००, ११८.००, ११९.००, १२०.००, १२१.००, १२२.००, १२३.००, १२४.००, १२५.००, १२६.००, १२७.००, १२८.००, १२९.००, १३०.००, १३१.००, १३२.००, १३३.००, १३४.००, १३५.००, १३६.००, १३७.००, १३८.००, १३९.००, १४०.००, १४१.००, १४२.००, १४३.००, १४४.००, १४५.००, १४६.००, १४७.००, १४८.००, १४९.००, १५०.००, १५१.००, १५२.००, १५३.००, १५४.००, १५५.००, १५६.००, १५७.००, १५८.००, १५९.००, १६०.००, १६१.००, १६२.००, १६३.००, १६४.००, १६५.००, १६६.००, १६७.००, १६८.००, १६९.००, १७०.००, १७१.००, १७२.००, १७३.००, १७४.००, १७५.००, १७६.००, १७७.००, १७८.००, १७९.००, १८०.००, १८१.००, १८२.००, १८३.००, १८४.००, १८५.००, १८६.००, १८७.००, १८८.००, १८९.००, १९०.००, १९१.००, १९२.००, १९३.००, १९४.००, १९५.००, १९६.००, १९७.००, १९८.००, १९९.००, २००.००, २०१.००, २०२.००, २०३.००, २०४.००, २०५.००, २०६.००, २०७.००, २०८.००, २०९.००, २१०.००, २११.००, २१२.००, २१३.००, २१४.००, २१५.००, २१६.००, २१७.००, २१८.००, २१९.००, २२०.००, २२१.००, २२२.००, २२३.००, २२४.००, २२५.००, २२६.००, २२७.००, २२८.००, २२९.००, २३०.००, २३१.००, २३२.००, २३३.००, २३४.००, २३५.००, २३६.००, २३७.००, २३८.००, २३९.००, २४०.००, २४१.००, २४२.००, २४३.००, २४४.००, २४५.००, २४६.००, २४७.००, २४८.००, २४९.००, २५०.००, २५१.००, २५२.००, २५३.००, २५४.००, २५५.००, २५६.००, २५७.००, २५८.००, २५९.००, २६०.००, २६१.००, २६२.००, २६३.००, २६४.००, २६५.००, २६६.००, २६७.००, २६८.००, २६९.००, २७०.००, २७१.००, २७२.००, २७३.००, २७४.००, २७५.००, २७६.००, २७७.००, २७८.००, २७९.००, २८०.००, २८१.००, २८२.००, २८३.००, २८४.००, २८५.००, २८६.००, २८७.००, २८८.००, २८९.००, २९०.००, २९१.००, २९२.००, २९३.००, २९४.००, २९५.००, २९६.००, २९७.००, २९८.००, २९९.००, ३००.००, ३०१.००, ३०२.००, ३०३.००, ३०४.००, ३०५.००, ३०६.००, ३०७.००, ३०८.००, ३०९.००, ३१०.००, ३११.००, ३१२.००, ३१३.००, ३१४.००, ३१५.००, ३१६.००, ३१७.००, ३१८.००, ३१९.००, ३२०.००, ३२१.००, ३२२.००, ३२३.००, ३२४.००, ३२५.००, ३२६.००, ३२७.००, ३२८.००, ३२९.००, ३३०.००, ३३१.००, ३३२.००, ३३३.००, ३३४.००, ३३५.००, ३३६.००, ३३७.००, ३३८.००, ३३९.००, ३४०.००, ३४१.००, ३४२.००, ३४३.००, ३४४.००, ३४५.००, ३४६.००, ३४७.००, ३४८.००, ३४९.००, ३५०.००, ३५१.००, ३५२.००, ३५३.००, ३५४.००, ३५५.००, ३५६.००, ३५७.००, ३५८.००, ३५९.००, ३६०.००, ३६१.००, ३६२.००, ३६३.००, ३६४.००, ३६५.००, ३६६.००, ३६७.००, ३६८.००, ३६९.००, ३७०.००, ३७१.००, ३७२.००, ३७३.००, ३७४.००, ३७५.००, ३७६.००, ३७७.००, ३७८.००, ३७९.००, ३८०.००, ३८१.००, ३८२.००, ३८३.००, ३८४.००, ३८५.००, ३८६.००, ३८७.००, ३८८.००, ३८९.००, ३९०.००, ३९१.००, ३९२.००, ३९३.००, ३९४.००, ३९५.००, ३९६.००, ३९७.००, ३९८.००, ३९९.००, ४००.००, ४०१.००, ४०२.००, ४०३.००, ४०४.००, ४०५.००, ४०६.००, ४०७.००, ४०८.००, ४०९.००, ४१०.००, ४११.००, ४१२.००, ४१३.००, ४१४.००, ४१५.००, ४१६.००, ४१७.००, ४१८.००, ४१९.००, ४२०.००, ४२१.००, ४२२.००, ४२३.००, ४२४.००, ४२५.००, ४२६.००, ४२७.००, ४२८.००, ४२९.००, ४३०.००, ४३१.००, ४३२.००, ४३३.००, ४३४.००, ४३५.००, ४३६.००, ४३७.००, ४३८.००, ४३९.००, ४४०.००, ४४१.००, ४४२.००, ४४३.००, ४४४.००, ४४५.००, ४४६.००, ४४७.००, ४४८.००, ४४९.००, ४५०.००, ४५१.००, ४५२.००, ४५३.००, ४५४.००, ४५५.००, ४५६.००, ४५७.००, ४५८.००, ४५९.००, ४६०.००, ४६१.००, ४६२.००, ४६३.००, ४६४.००, ४६५.००, ४६६.००, ४६७.००, ४६८.००, ४६९.००, ४७०.००, ४७१.००, ४७२.००, ४७३.००, ४७४.००, ४७५.००, ४७६.००, ४७७.००, ४७८.००, ४७९.००, ४८०.००, ४८१.००, ४८२.००, ४८३.००, ४८४.००, ४८५.००, ४८६.००, ४८७.००, ४८८.००, ४८९.००, ४९०.००, ४९१.००, ४९२.००, ४९३.००, ४९४.००, ४९५.००, ४९६.००, ४९७.००, ४९८.००, ४९९.००, ५००.००, ५०१.००, ५०२.००, ५०३.००, ५०४.००, ५०५.००, ५०६.००, ५०७.००, ५०८.००, ५०९.००, ५१०.००, ५११.००, ५१२.००, ५१३.००, ५१४.००, ५१५.००, ५१६.००, ५१७.००, ५१८.००, ५१९.००, ५२०.००, ५२१.००, ५२२.००, ५२३.००, ५२४.००, ५२५.००, ५२६.००, ५२७.००, ५२८.००, ५२९.००, ५३०.००, ५३१.००, ५३२.००, ५३३.००, ५३४.००, ५३५.००, ५३६.००, ५३७.००, ५३८.००, ५३९.००, ५४०.००, ५४१.००, ५४२.००, ५४३.००, ५४४.००, ५४५.००, ५४६.००, ५४७.००, ५४८.००, ५४९.००, ५५०.००, ५५१.००, ५५२.००, ५५३.००, ५५४.००, ५५५.००, ५५६.००, ५५७.००, ५५८.००, ५५९.००, ५६०.००, ५६१.

MINISTRY E-VERIFICATION OF PAN AND AADHAR BEFORE REGISTRATION NECESSARY REFORM

I-T Goes After Fake PANs in Property Deals

Tax officials target register records move part of wider crackdown on black money in real estate

By Sankha Debbarh
Mumbai: Thousands of property transactions that occurred in the last few years have been brought to light by the Income Tax Department. The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions.

Internal reports reveal that the department has identified a large number of fake PANs used in property deals. The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions.

Need for Correct Data

The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions.

The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions. The department has initiated a drive to identify and register all property transactions.

Supreme Court Asks for IndiGo Parent's Reply on Customs Dept's Appeal Against IGST Relief

New Delhi: The Supreme Court on Monday asked IndiGo parent Air India to respond to an appeal by the Customs Department against a relief granted to the airline.

The Customs Department had filed an appeal against a relief granted to the airline. The Customs Department had filed an appeal against a relief granted to the airline.

The Customs Department had filed an appeal against a relief granted to the airline. The Customs Department had filed an appeal against a relief granted to the airline.

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TIMES ascent
 Advertisment No. 34/2025
 Government of India
 Public Enterprise Selection Board
 invites applications for the post of
Director (Finance)
 in
Indian Railway Finance Corporation Limited (IRFC)
 Last date of submission of application for the post is on 14.03.2025 from 10:00 AM to 12:00 PM on 14.03.2025
 Last date of forwarding of applications for the post is on 17.03.2025 from 10:00 AM to 12:00 PM on 17.03.2025
 For details look to website www.irfc.gov.in

Varmora Promoters Buy Back Stake from Carlyle Ahead of IPO
 Deal for 25% holding linked at ₹100 cr, valuing software co at ₹5,000 cr
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Govt Open to One-time Settlement to Aid MSMEs
 The government is open to a one-time settlement to aid MSMEs. The government is open to a one-time settlement to aid MSMEs.

SBI
 STAFF SELECTION BOARD
 PUBLIC NOTICE
 The Staff Selection Board is conducting recruitment for various posts. The Staff Selection Board is conducting recruitment for various posts.

Supreme Court Asks for FinMin Reply on ST's Constitutional Validity

New Delhi: The Supreme Court on Monday asked the Finance Minister to respond to a petition challenging the constitutional validity of a law.

LABOUR AND INDUSTRIAL LAW
 A comprehensive guide to labour and industrial law. A comprehensive guide to labour and industrial law.

PUBLIC NOTICE
 The public notice regarding the sale of property. The public notice regarding the sale of property.

PUBLIC NOTICE
 The public notice regarding the sale of property. The public notice regarding the sale of property.

Mr. Rahul M. Keshid, Advocate
 R & T Associates, Advocate
 201A, 201B, 201C, 201D, 201E, 201F, 201G, 201H, 201I, 201J, 201K, 201L, 201M, 201N, 201O, 201P, 201Q, 201R, 201S, 201T, 201U, 201V, 201W, 201X, 201Y, 201Z

A reputed Limited Company is looking to appoint a qualified and experienced.
COMPANY SECRETARY (CS)
 Location: Pune, Maharashtra
 Industry: Manufacturing
 Key Responsibilities:
 - Strategic financial planning and reporting
 - Budgeting, forecasting, and financial analysis
 - Risk management - taken with financial institutions and capital structure
 - Compliance with statutory and regulatory requirements (SEBI, ROC, etc.)
 - Oversight of audit, tax, and internal control systems
 - Collaborated with IFO and external auditors
 - CS/CA / IFO / Chartered Accountant
 - Minimum 10 years of experience in the manufacturing industry
 - Strong knowledge of company law and compliance regulations

A reputed Limited Company is looking to appoint a dynamic and experienced to join the senior leadership team
CHIEF FINANCIAL OFFICER (CFO)
 Location: Pune, Maharashtra
 Industry: Manufacturing
 Key Responsibilities:
 - Strategic financial planning and reporting
 - Budgeting, forecasting, and financial analysis
 - Risk management - taken with financial institutions and capital structure
 - Compliance with statutory and regulatory requirements (SEBI, ROC, etc.)
 - Oversight of audit, tax, and internal control systems
 - Collaborated with IFO and external auditors
 - CS/CA / IFO / Chartered Accountant
 - Minimum 10 years of experience in the manufacturing industry
 - Strong knowledge of company law and compliance regulations

RBI, Sebi Asked to File Response on Framework for Unclaimed Assets
 The Reserve Bank of India (RBI) and the Securities and Exchange Board of India (Sebi) have been asked to file a response on a framework for unclaimed assets.

RBI, Sebi Asked to File Response on Framework for Unclaimed Assets
 The Reserve Bank of India (RBI) and the Securities and Exchange Board of India (Sebi) have been asked to file a response on a framework for unclaimed assets.

E-AUCTION PROCESS MEMORANDUM

Invitation for Bids for E-Auction of Assets of Pratibha Skyscrapers Private Limited (in Liquidation) under the provisions of the Insolvency and Bankruptcy Code, 2016 ('Code') by an Order of the Hon'ble National Company Law Tribunal ('NCLT'), Mumbai Bench dated 13th July 2022.

E-Auction to be conducted in accordance with Regulation 32 (1) read with Schedule I under Regulation 33 and in accordance with Regulation 37A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ('Liquidation Regulations').

Date of Public Announcement

07.10.20254

Date of E-Auction

06.11.2025

Online Portal

<https://ibbi.baanknet.com/>

Issued by:

Ms. Jovita Reema Mathias

Liquidator for Pratibha Skyscrapers Private Limited

IBBI Reg. No.: IBBI/PA-002/IP-N00337/2017-2018/10941

I, Jovita Reema Mathias have been appointed as the Liquidator of Pratibha Skyscrapers Private Limited (in Liquidation) by the Hon'ble NCLT, Mumbai Bench vide its Order dated 13th July 2022 to conduct the liquidation process in accordance with Insolvency and Bankruptcy Code, 2016 read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

Contact Details:

Address: 301, 3rd Floor, Saurabh Bldg., Chakala, Opp. Dominos, Andheri Kurla Road, Andheri (East),

Opp. Dominos, Mumbai - 400093, Maharashtra.

Email ID: cirp.pratibhaspl@gmail.com ; ip.reemajm@gmail.com ; Mobile No.: +91 8291220220

Notes:

1. This E-Auction Process has been drawn in accordance with the provisions of Insolvency and Bankruptcy Code, 2016 read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. ("Liquidation Regulations")
2. This E-Auction Process Information Document is issued only for the Interested Bidders.
3. Terms and Conditions, deadlines etc. for participating in the E-Auction are provided in the E-Auction Process Information Document. As there is no functional website of Pratibha Skyscrapers Private Limited (In Liquidation), hence the timelines, notifications, updates and other details for the E-Auction Process can be sought by emailing on cirp.pratibhaspl@gmail.com.
4. This E-Auction is to be conducted as per IBBI Circular No. No. IBBI/LIQ/84/2025 dated 28th March, 2025. Bidders desirous to submit their Bid have to submit their Bids on E-Auction Portal <https://ibbi.baanknet.com/>
5. The Liquidator reserves right to change any terms and conditions at any time during E-Auction. The Liquidator has right to cancel or defer E-Auction partly or completely at any time, without attributing any reasons.

DISCLAIMER

1. This E-Auction Process Information Document is issued by Ms. Jovita Reema Mathias, the Liquidator appointed by NCLT, Mumbai Bench in the matter of Pratibha Skyscrapers Private Limited (in Liquidation) for general Information purposes only.
2. The purpose of this document is to lay out the process for submitting the E-Auction Bids for the Assets of Pratibha Skyscrapers Private Limited ('Corporate Debtor' in Liquidation) in accordance with the Code and Liquidation Regulations.
3. 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 Document should be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator.
4. 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.
5. 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.
6. Neither the Liquidator, nor his/her Associates or Auctioneers etc., if any, 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.
7. 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.

8. 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.
9. Under no circumstances shall the E-Auction Participant make any contact, direct or indirect, by any mode whatsoever with the Corporate Debtor until the Liquidator gives his Written Permission.
10. 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 the proposed sale of assets of the Corporate Debtor does not entail transfer of any other title, except the title which the Corporate Debtor had on its assets as on date of transfer including the rights, benefits, interest arising as a result of two avoidance applications filed u/s 66 of the IBC by the outgoing Resolution Professional and the Liquidator respectively before Hon'ble NCLT Mumbai Bench. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the moveable/Immoveable assets of the Corporate Debtor.
11. The E-Auction Participants shall bear all its costs, expenses and charges, if any, 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.
12. 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.

13. 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.

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A. INFORMATION THAT MUST BE READ BEFORE BIDDING:

1. This E-Auction Process Information Document has been issued for the purpose of carrying out the auction in electronic form ('E-Auction') of assets of Pratibha Skyscrapers Private Limited (in liquidation) ('Corporate Debtor') under the provisions of the Insolvency and Bankruptcy Code, 2016 and under Regulation 32 and 33 read with Schedule I and Regulation 37 of the of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ('Liquidation Regulations') including any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the 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 Regulations. In the event of a conflict between this E-Auction Process Information Document and the Code or the Liquidation Regulations, the provisions of the Code or the Liquidation 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 documentary 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 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. E-Auction will be conducted on designated website of IBBI i.e. <https://ibbi.banknet.com/>. The sale of the Assets and Properties of the Company shall be undertaken on the E-Auction Service Provider's platform. Other details with respect to the E-auction are as follows:

| Sr. No. | Particulars | Details |
|---------|---------------------------------------|---|
| 1. | Seller | Pratibha Skyscrapers Private Limited in Liquidation |
| 2. | Website of E-Auction Service Provider | https://ibbi.baanknet.com/ |
| 3. | Service Provider | IBBI - BAANKNET |
| 4. | Annexures and Formats | ANNEXURE I: LIST OF PLOTS ANNEXURE II: FORMATS FOR THE UNDERTAKINGS/FORMS TO BE SUBMITTED BY THE BIDDER/ASSOCIATE COMPANY ON BEHALF OF THE BIDDER ANNEXURE II (A): RELATED PARTY DETAILS ANNEXURE III (A): Expression of Interest ANNEXURE III (B): Expression of Interest Annexure IV: BID FORM ANNEXURE V: AFFIDAVIT AND UNDERTAKING ANNEXURE VI: DECLARATION BY BIDDERS ANNEXURE VII: CONFIDENTIALITY UNDERTAKING ANNEXURE VIII: PICTURES OF LAND |

7. All terms and conditions with respect to the sale of the assets and properties of the Corporate Debtor shall be governed by the provisions of IBBI Liquidation Regulations and according to the terms and conditions mentioned in the E-Auction Process Information Document. In accordance with the Provisions, 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.
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 for inspection at the Office of the Liquidator.

10. The Annexures and Formats 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 and Formats appended hereto. This e-Auction Process Information Document is neither transferable nor assignable.

11. Nothing contained in this e-Auction Process Information Document shall be deemed to relieve, wholly or partially, directly or indirectly, the Bidder from their compliance with the IBC, Companies Act 2013 and any other law in force, and/ or any instrument having the force of law, as may be applicable to them.

B. KEY DEFINITIONS:

1. **"Adjudicating Authority"** or **"NCLT"** shall mean the Hon'ble Mumbai Bench of the National Company Law Tribunal;
2. **"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, 2016, Liquidation Regulations, 2016, 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;
3. **"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, 2016 read together with the Liquidation Process Regulations and the Applicable Laws;
4. **"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;
5. **"E-Auction Process"** e-Auction shall mean the electronic auction process conducted through BAANKNET platform for the sale of the assets of the Corporate Debtor conducted in accordance with the provisions of IBC 2016, Liquidation Process Regulations, Applicable Law(s) and this e- Auction Process Information Document by inviting Bids from eligible Bidders for consummating the sale of the assets of the Corporate Debtor on collectively or parcels or standalone basis.
6. **"E-Auction Process Participant"** or **"Bidder"** mean, 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;
7. **"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 term hereof.

8. **"IBC"** or **"Code"** shall mean Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued there under, as amended from time to time.
9. **"Liquidation Regulations"** means, the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as amended from time to time;
10. **"Liquidator"** means an insolvency professional appointed as a liquidator in accordance with section 34 of the IBC;
11. **"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;
12. **"Qualified Bidder(s)"** shall mean a Bidder who fulfills the eligibility criteria listed out in the E-Auction Process Information Document.
13. **"Reserve Price"** shall mean the Price as mentioned in the published advertisement.
14. **"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.
15. **"Schedule I"** refers to the Schedule I under the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.
16. **"IBBI"** shall mean Insolvency and Bankruptcy Board of India.

C. INTRODUCTION:

1. The Hon'ble NCLT, Mumbai Bench vide its Order dated 13th July, 2022 pronounced the commencement of liquidation process in the matter of Pratibha Skyscrapers Private Limited ('Corporate Debtor') under the provisions of the Code and Regulations. As per the aforesaid order, Ms. Jovita Reema Mathias has been appointed as the Liquidator to conduct the liquidation process of the Corporate Debtor.
2. It is the endeavor of the Liquidator to sell the assets and properties comprising the liquidation estate formed in accordance with Section 36 of the Insolvency and Bankruptcy Code, 2016 including Not Readily Realizable Assets (NRRRA) and in the manner specified under Regulation 32 of the Liquidation Regulations, 2016 read with Schedule I under Regulation 33 and Regulation 37A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the Code or the Liquidation Regulations, 2016 as the case may be, and as per directions, if any, of the Hon'ble NCLT in respect of the liquidation process of the Corporate Debtor and in the manner specified in this E-Auction Process Information Document.
3. The E-Auction would be conducted in the manner specified in the Schedule I under Regulation 33 and Regulation 37A of the Liquidation Regulations, 2016 and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the IBC or the Liquidation Regulations, 2016 as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Corporate Debtor and in the manner specified in this E-Auction Process Information Document.
4. The E-Auction Participants are encouraged to make themselves acquainted with the provisions of the Code and the Liquidation Regulations, 2016 and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the Code and the Liquidation Regulations, 2016 as the case maybe.

D. ABOUT THE CORPORATE DEBTOR:

Pratibha Skyscrapers Private Limited (herein referred as 'corporate debtor') is a Company limited by shares incorporated on 29/11/2010 under Companies Act, 1956. It is registered with RoC- Pune at the registered address at Pl No.49-50, Ramnagar, Tal Karveer, Kolhapur 416005. Maharashtra India.

On 20th January, 2020 the National Company Law Tribunal, Principal Bench, initiated the Corporate Insolvency Resolution Process for the Corporate Debtor. In the 3rd Meeting of Committee of Creditors dated November 27, 2020, the members decided to liquidate the Company and in the same meeting the lenders approved the appointment of Ms. Jovita Reema Mathias, the Resolution Professional as the Liquidator of the Corporate Debtor. The Hon'ble NCLT passed an order for initiation of Liquidation process on July 13, 2022 appointing Ms. Jovita Reema Mathias as the Liquidator

Present Status:

The Hon'ble NCLT Mumbai Bench vide its order dated 13th July, 2022 pronounced the Liquidation of corporate debtor under the provisions of Section 33 of the Code and appointed Ms. Jovita Reema Mathias having IBBI registration No. IBBI/IPA-002/IP-N00842/2019-2020/12695, as a Liquidator. The same was uploaded on the NCLT website and communicated to the Liquidator on 26th July, 2022.

E. BIDDER REGISTRATION IN THE BAANKNET PORTAL:

Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code (Annexure-I) along with related party disclosure (annexure IA) through the BAANKNET auction platform: <https://ibbi.baanknet.com>. Interested applicants depositing the EMD and requiring assistance in submitting the EMD and BID forms may contact the Liquidator on cirp.pratibhaspl@gmail.com.

F. OVERVIEW OF ASSETS:

| Sr. No. | Particulars | Details |
|-----------|--------------------------------|---|
| A. | Open NA Land | |
| 1. | Location | Gut No. 182, village Dhekri, Tuljhapur, District: Osmanabad, Maharashtra |
| 2. | Longitude: Latitude | 18°02'10.1"N 76°03'07.7"E |
| 3. | Description | Land is on Hill, Rocky Land |
| 4. | Availability of Infrastructure | 1. School within 4-5 K.M 2. Medical Facilities 4-5 K.M 3. Tata Institute of Social Sciences, Tuljapur |

| | | | | | |
|-----------|--|--|--------------------|------------------------|----------------------------|
| 5. | Planning Jurisdiction | Falls under the Jurisdiction of Dhekri, Gram panchayat | | | |
| 5. | Details (plot details are attached in the annexure VIII) | Sr. No. | Description | Number of plots | Land area in sqmts. |
| | | 1 | Gat No. 182 – 1439 | 82 | 9270.44 |
| | | 2 | Gat No. 182 – 1440 | 92 | 10359.88 |
| | | 3 | Gat No. 182 – 2635 | 93 | 12040.48 |
| | | | Total | 267 | 31670.80 |
| B. | Securities and Financial Assets | | | | |
| | Description of the Assets: | | | | Amount Rs. |
| 1. | Avoidance Application filed under Section 43, of the Code. | | | | 99,86,428.56 |
| 2. | Avoidance Application filed under Section 44 of the Code. | | | | 17,18,157.00 |
| 3. | Avoidance Application filed under Section 66 of the Code. | | | | 12,66,449.00 |
| 4. | Application under Section 19 (2) of the Code for possession of the vehicle | | | | 4,18,143.00. |
| 5. | Claims towards receivables | | | | 20,18,017.49 |
| 6. | Other Current assets* | | | | Nil (as per valuation) |
| | Total | | | | 1,54,07,195.05 |

Note:

- *The Book Value of the Other Current Assets are valued at Rs. 2,60,01,783 and the same has been valued as "Zero" by the Valuers.*

G. ELIGIBILITY:

An E-Auction Process Applicant shall not be eligible to submit a bid for purchase of assets of the Company if it fails to meet the eligibility criteria as set out in Section 29A of the IBC, 2016 (as amended from time to time) which has been annexed to this document as "Annexure II" and Details of Related Party in "Annexure IIA". Prospective Bidders are requested to though the eligibility criteria mentioned under Section 29A of the Insolvency and Bankruptcy Code, 2016

H. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER:

The E-Auction Applicant or the Bidder would need to submit the following forms, documents and authorizations as part of the Auction Plan by the bidder(s) based on whether the E-Auction Applicant or the Bidder is a Company or Individual:

COMPANY:

1. Proof of Identity, Current Address Proof, PAN card, valid e-mail ID, Landline and Mobile Phone number;
2. Ownership Structure and Composition of the E-Auction Applicant/Bidder;
3. Balance Sheet and Profit & Loss A/c for the last 3 financial years;
4. Income Tax Return for the last 3 financial years;
5. Authorization to the Signatory (in case the bidder is a legal entity);
6. Board Resolution authorizing to participate in the e-auction;
7. Detailed EOI as specified in "Annexure III (A) OR III (B)"
8. Duly filled, signed and stamped Bid Application Form attached vide "Annexure IV";
9. Affidavit and Undertaking under Section 29 A of the Code as per "Annexure II" along with related party details in "Annexure II (A)"; 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 V" and duly filled, signed and stamped Declaration by Bidders attached vide "Annexure VI".
10. Confidentiality Undertaking in "Annexure VII"
11. List of related parties.

INDIVIDUAL:

1. Current Address Proof, PAN card, valid e-mail ID, Landline and Mobile Phone number;
2. Other KYC Documents;
3. Income Tax Return for the Last 3 financial years;
4. Detailed EOI as specified in "Annexure III (A) OR III (B)"
5. Duly filled, signed and stamped Bid Application Form attached vide "Annexure IV";
12. Affidavit and Undertaking under Section 29 A of the Code by the E-Auction Process Applicant (through Authorized Signatory, in case the bidder is a legal entity) under "Annexure II" and related party disclosure under "Annexure IIA" The Format for the Affidavit and Undertaking is attached vide "Annexure V"; and duly filled, signed and stamped Declaration by Bidders attached vide "Annexure VI".

13. Confidentiality Undertaking in "Annexure VII"

14. List of related parties

The Affidavit and Declaration as per the formats set out in **Annexure III (A) and III (B) and IV** 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.

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 firm on non-submission of the requested documents.

I. PHYSICAL VERIFICATION AND SITE VISIT:

Prospective 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 arrange the said visits at any time prior to the last day of submission of bid documents and EMD i.e., **03.11.2025**. The prospective Bidder is liable to bear the cost of the visit and any expenses incurred thereon.

The Liquidator may coordinate a site visit for Prospective Bidders on any day between **30.10.2025 to 01.11.2025** following a request for such a visit by the Prospective Bidders. The request should be made via email on the email Id mentioned in the e-auction notice and document. The request should clearly mention the name of the persons visiting the site and the name of the company/firm/organization/proprietorship they are associated with.

The Liquidator will communicate, in advance, to such Prospective 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 Bidders.

J. DUE DILIGENCE:

The Liquidator shall endeavor to provide necessary assistance and facilitate 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 Corporate Debtor will be sold on *"As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse"* basis and the sale of assets of the Corporate Debtor entail transfer of the assets including any title rights, benefits, interest arising as a result of two avoidance applications filed u/s 66 of the IBC by the outgoing Resolution Professional and the Liquidator respectively before Hon'ble NCLT Mumbai Bench through a deed of assignment.

Except the title which the Corporate Debtor had on its assets as on date of transfer. All local taxes / property tax / maintenance fee / electricity / water charges / GST, etc. yet to fall due in respect of the relevant asset should be ascertained by the prospective bidder and would be borne by the successful bidder.

K. ASSETS TO BE AUCTIONED AND RESERVE PRICES:

| Sr. No. | Particulars | Reserve Price | EMD Amount (10% of the Reserve Price) | Minimum Incremental Amount |
|---------|---|---------------|---|----------------------------------|
| | | (in Rs.) | | |
| 1. | Land and Building (Fixed Asset) Address: Plots, Gat No 182 Village Dhekri, Taluka Tuljapur, District Osmanabad, Maharashtra. | 2,53,69,500 | 25,36,950 | 10,00,000 |
| 2. | Securities and Financial Assets (SFA) which is considered as NRRRA under Regulation 37A of the Liquidation Regulations, 2016 | 1,24,79,827 | 12,47,983 | 1,00,000 |

Note:

1. The bidders cannot bid for the value of the assets below the reserve price.
2. The bidders can increase their Bid by the minimum incremental amount mentioned above and in multiples of these amounts.

3. Detailed description of assets/property is given under **Annexure I**.
4. Pictures of the Property annexed as **Annexure VII**.

L. EARNEST MONEY DEPOSIT ('EMD') AND BALANCE CONSIDERATION:

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 each lot. (Please refer the Chart under Clause J)

1. The Earnest Money Deposit (EMD) has to be submitted through **website <https://ibbi.baanknet.com/> on or before 03.11.2025**

Balance Sale Consideration (including GST and other applicable taxes/ duties in addition to accepted BID amount) to be made by the Successful Bidder shall be made by way of Demand Draft/ from Schedule Banks or by way of remittance through RTGS/NEFT from the bank account in the name of the bidder(s) only and shall be intimated to the Liquidator at clrp.pratibhaspl@gmail.com.

The Balance Consideration (including GST and other applicable taxes/ duties in addition to accepted BID amount) to be paid in the following manner under Schedule I of the Liquidation Regulations, 2016:

| | | |
|----|---|---|
| 1. | <p>Payment of entire Bid Amount by Successful Bidder (Note: In case the successful bidder defaults, the EMD amount will be forfeited)</p> <p><i>The prescribed payment terms are in accordance with Schedule I of the Liquidation Regulations.</i></p> | <p>05.12.2025 (within 30 days from auction date)</p> <p>T+30 (without interest) or T+90 (subject to payment of interest @ 12% p.a. on amount due beyond 30 days of being declared as Successful Bidder in accordance with Clause 12 of Schedule I of Regulation 33 of the IBBI (Liquidation Process) Regulations, 2016)</p> |
|----|---|---|

Bank details for the same are as below:

| | |
|------|---|
| Name | Pratibha Skyscrapers Private Limited In Liquidation |
| Bank | Bank of India Limited |

| | |
|-----------|--------------------------------------|
| A/c No | 006720110001247 |
| IFSC Code | BKID0000067 |
| Branch | Chakala Branch, Andheri East, Mumbai |

M. FORFEITURE OF EARNEST MONEY DEPOSIT FROM THE E-AUCTION APPLICANT/BIDDER:

It is to be noted that the EMD 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 the Bidder is found to have made any misrepresentation;
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);
3. If the Successful Bidder fails to make the complete payment as per the terms of the Letter of Intent issued by the Liquidator.

N. SET-OFF OF THE EARNEST MONEY DEPOSIT OF THE SUCCESSFUL 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 Corporate Debtor.

EMD (without interest) of unsuccessful bidders will be remitted to their respective E-wallets after declaration of results by BAANKNET.

O. ELIGIBILITY CRITERIA FOR DECLARATION OF HIGHEST / NEXT HIGHEST BIDDER AS THE CASE MAY BE AS SUCCESSFUL BIDDER:

1. In accordance with proviso to Section 35(1)(f) of the IBC 2016, the Liquidator shall not sell the immovable and movable property or actionable claims of the Company in liquidation to any person who is not eligible to be a resolution applicant.
2. Persons not eligible to be a resolution applicant as per Section 29A of IBC shall be ineligible for further participation and the earnest money (EMD) deposited shall be forfeited.

3. The Bidder shall submit all the mandatory documents as mentioned hereinabove to the satisfaction of the Liquidator. On close of the auction, the details of participants and their bids will be available on the BAANKNET portal for verification by the Liquidator. The Liquidator shall, then conduct due diligence for verification of the eligibility of the Highest Bidder (H1) or Next Highest Bidder (H2) as the case may be. Based on the above due diligence, the Liquidator can accept or reject the H1 Bid. If found eligible, the Highest Bidder (H1) will be declared as Successful Bidder.
4. In case the Highest Bidder (H1) is found ineligible, the EMD deposited shall be forfeited and the Liquidator may in consultation with the SCC, declare the Next Highest Bidder (H2) as the Successful Bidder after following the same process as provided under Clause 12A to Clause 12E and other applicable Regulations and IBC, 2016.

P. ISSUANCE OF LETTER OF INTENT AND TRANSACTION DOCUMENTS:

The Successful Bidder shall be required to execute a letter of intent provided by the Liquidator. A sale certificate and/or conveyance document and/or transfer documents for the relevant asset/assets shall be issued/executed between the Successful Bidder and the Corporate Debtor upon receipt of the entire sale consideration and the possessions of the above said assets to be given to the successful bidder.

Q. DEFAULT BY SUCCESSFUL BIDDER AND ITS RESULTS:

In the event that the Successful Bidder withdraws his E-Auction Application, the Liquidator shall have the right to encash the Earnest Money furnished by the Successful Bidder.

R. DECLARATION OF SUCCESSFUL BIDDER:

The Liquidator at the end of the E-Auction shall declare the successful bidder(s) for any asset block(s). The successful bidder(s) shall be determined on the basis of highest bid received for the asset block (s) by the Liquidator via the E-Auction portal process. In case of any dispute/ discrepancy, the Liquidator shall assess the E-Auction applications and declare the successful bidder(s) offering maximum value for the auctioned assets. This right of selecting and declaring the successful bidder(s) shall solely rest with the Liquidator at all times.

The Liquidator shall endeavor to sell asset and maximize overall recovery from the sale of assets of the Corporate Debtor. While evaluating bids, the Liquidator may provide preference to higher bidder. The

Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s).

5. 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 Guarantee Beneficiary may invoke the Earnest Money Deposit 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); and

(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.

"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 the e-auction of due diligence/site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company/Liquidator.

T. 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-imbusement 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.

It is to be noted that all taxes applicable (including stamp duty implication and registration charges) on sale of assets would be 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, fees, etc. for transfer of property(ies) in his / her name;
3. It is to be noted that all taxes (State & Central) or duties applicable to the sale transaction, whether Direct or Indirect, including applicable stamp duty and registration charges) on sale of the assets of the Corporate Debtor either 'collectively' or 'parcels', whichever applicable, under regulation 32 (a) to (d) would be borne by the Successful Bidder.
4. TDS is not deductible or payable on the sale of property under the liquidation process in accordance with the Judgment dated 8th February, 2021 passed by the Hon'ble National Company Law Appellate Tribunal ('NCLAT') in the matter of *Om Prakash Agrawal, Liquidator of S. Kumars Nationwide Limited Vs. Chief Commissioner of Income Tax (TDS) & UPL Limited*

Statutory 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. However, the Liquidator assures that the same will be dealt with in accordance with Section 53 of the Insolvency and Bankruptcy Code, 2016.

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 execution of sale of fixed asset i.e., Land through sale deed and the Assignment deed shall be drawn for the Assignment of NRRR under Regulation 37A of the Liquidation Process Regulations, 2016. 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.

U. 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.

V. TIMELINE:

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

| Particulars | Date |
|--|--------------------------|
| Public Announcement of E-Auction | 07.10.2025 |
| Opening of Auction Portal and this E-auction Process Information Document made available on the websites as per Terms and Conditions | 07.10.2025 |
| Site Visits and Discussion Meeting | 30.10.2025 to 01.11.2025 |
| Submission of EMD 10% bid amount | 03.11.2025 |
| E – Auction | 06.11.2025 |
| Announcement of Successful Bidder and issue of Lot | 06.11.2025 |

Note:

1. 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 and in consultation with the Stakeholders' Consultation Committee.
2. The payment terms are prescribed in accordance with Clause 12 of Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

TERMS AND CONDITIONS OF E-AUCTION

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

1. E-Auction is being held on **"AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS IS,"** and will be conducted online. The auction will be conducted through the IBBI prescribed portal <https://ibbi.baanknet.com/> . E-Auction Process Information Document containing E-Auction bid form, Declaration by bidders, General terms and conditions of online auction sales are available on <https://ibbi.baanknet.com/> Interested bidders can register, bid and receive confirmation of their bid online.
2. 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.
3. The Prospective Bidders should submit the EMD deposit through prescribed website <http://ibbi.baanknet.in> .
4. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
5. Liquidator has the right to demand documents from bidder for the process and in case the documents are not provided, the liquidator may disqualify the bid.
6. The E-Auction / bidding of the assets of would be conducted exactly on the schedule date & time as mentioned in the e-auction notice and e-auction process information document. The Bidder can increase their bid by the aforesaid minimum incremental amount (Please refer to the Chart in Clause K) and in multiples of these amounts. 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.
7. The EMD of unsuccessful bidders shall be refunded directly through BAANKNET portal.

8. The Liquidator will issue a Letter of Intent to the Successful Bidder, detailing the Total Payable Amount and other Terms and Conditions.
9. The Successful Bidder shall bear the applicable stamp duties/ additional stamp duty / transfer charges, fee, Taxes, GST, Property Tax, etc. and also all the statutory/ non-statutory dues, taxes, rates assessment charges fees etc. owing to anybody post transfer of property.
10. In simple terms, the Bid Amount is equal to the amount to be received by the Liquidator.
11. 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.
12. 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).
13. The sale shall be subject to the relevant provisions of the Insolvency and Bankruptcy Code, 2016 read with Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.
14. The decision of the Liquidator on declaration of Successful Bidder shall be final and binding on all the Bidders.

TECHNICAL TERMS AND CONDITIONS OF E-AUCTION

1. Intending bidders shall have a valid e-mail ID, valid PAN Card and KYC documents to register with the E- Auction Portal BAANKNET.
2. Only upon verification of the Bid Form and confirmation of remittance of EMD, the Eligible Bidders will be declared and thereafter, permitted to access the Platform for bidding for a particular asset.
3. 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 pertained 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.
4. 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 and authenticity.
5. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bids placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.
6. 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.
7. After the conclusion of the E-auction for the assets, the Successful Bidder shall be informed through a message generated automatically by the portal, of the outcome of the E-auction. A separate Intimation shall also be sent to the Successful Bidder by the Liquidator.
8. 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.

Date: 07.10.2025

Place: Mumbai

Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited

IBBI Reg. No: IBBI/IPA-002/IP-N00337/2017-2018/10941

LIST OF RESIDENTIAL PLOTS

| 1. Plots under GAT No.182-1439 | | | | |
|--------------------------------|--|--------------|------------------------|----------------|
| Sr. No. | Plot Number | No. of Plots | Area per Plot (Sq.mt.) | Total Area |
| 1 | 202 | 1 | 107.95 | 107.95 |
| 2 | 209 | 1 | 114.77 | 114.77 |
| 3 | 210, 225 | 2 | 108.53 | 217.06 |
| 4 | 271, 218, 233 | 3 | 109.15 | 327.45 |
| 5 | 226 | 1 | 105.29 | 105.29 |
| 6 | 241 | 1 | 108.19 | 108.19 |
| 7 | 234 | 1 | 112.06 | 112.06 |
| 8 | 326 | 1 | 103.99 | 103.99 |
| 9 | 339 | 1 | 101.09 | 101.09 |
| 10 | 332 | 1 | 105.00 | 105.00 |
| 11 | 333 | 1 | 122.70 | 122.70 |
| 12 | 340 | 1 | 138.89 | 138.89 |
| 13 | 346 | 1 | 116.88 | 116.88 |
| 14 | 347 | 1 | 134.58 | 134.58 |
| 15 | 353 | 1 | 138.89 | 138.89 |
| 16 | 354 | 1 | 104.09 | 104.09 |
| 17 | 360 | 1 | 200.34 | 200.34 |
| 18 | 361 | 1 | 217.44 | 217.44 |
| 19 | 367 | 1 | 105.78 | 105.78 |
| 20 | 203-208, 211-216, 219-224, 227-232, 235-240 | 30 | 111.60 | 3348.00 |
| 21 | 327-331, 334-338, 341-345, 348-352, 355-359, 362-366 | 30 | 108.00 | 3240.00 |
| Total | Total No. of plots | 82 | 2575.21 | 9270.44 |

| 2. Plots under GAT No.182-1440 | | | | |
|--------------------------------|-------------|--------------|------------------------|------------|
| Sr. No. | Plot Number | No. of Plots | Area per Plot (Sq.mt.) | Total Area |
| 1 | 15 | 1 | 156.55 | 156.55 |
| 2 | 29 | 1 | 107.59 | 107.59 |
| 3 | 39 | 1 | 138.55 | 138.55 |
| 4 | 40 | 1 | 136.69 | 136.69 |
| 5 | 50,57 | 2 | 109.15 | 218.30 |

| | | | | |
|--------------|---|-----------|-----------------|-----------------|
| 6 | 16-28, 30-38, 41-49, 51-56, 59-54, 62-72, 75-80, 83-88, 92-96, 99-103, 107, 109-112 | 76 | 111.60 | 8481.60 |
| 7 | 58, 65, 66, 73, 74, 81, 82, 97, 98, 113 | 10 | 112.06 | 1120.60 |
| Total | Total No. of plots | 92 | 10359.88 | 10359.88 |

3. Plots under GAT No.182-2635

| Sr. No. | Plot Number | No. of Plots | Area per Plot (Sq.mt.) |
|--------------|---|--------------|------------------------|
| 1 | 1 | 1 | 158.52 |
| 2 | 2 | 1 | 154.51 |
| 3 | 3 | 1 | 105.55 |
| 4 | 14 | 1 | 141.55 |
| 5 | 122, 129 | 2 | 218.30 |
| 6 | 130, 137 | 2 | 275.90 |
| 7 | 4 to 13; 115 to 118; 123,127,128,139 to 144; 147 to 152; 155 to 160; 162 to 164; 167 to 169; 171 to 175 | 46 | 5133.60 |
| 8 | 114, 138, 145, 146, 153, 154, 161, 165, 166, 170, 177 | 11 | 1232.66 |
| 9 | 131 to 136 | 6 | 837.00 |
| 10 | 178 | 1 | 100.17 |
| 11 | 179 | 1 | 119.47 |
| 12 | 180 | 1 | 150.36 |
| 13 | 181 | 1 | 165.20 |
| 14 | 182 | 1 | 193.06 |
| 15 | 183 | 1 | 216.36 |
| 16 | 184 | 1 | 226.80 |
| 17 | 185 | 1 | 278.77 |
| 18 | 532 | 1 | 174.10 |
| 19 | 533 | 1 | 268.60 |
| 20 | 525 to 531; 534, 537, 538, 539 | 12 | 1890.00 |
| Total | Total No. of plots | 93 | 12040.48 |

**FORMATS FOR THE UNDERTAKINGS/FORMS TO BE SUBMITTED BY THE BIDDER/ASSOCIATE COMPANY
ON BEHALF OF THE BIDDER**

ANNEXURE II

**SECTION 29A OF IBC, 2016
(The same is amended from time to time)**

29A. Persons not eligible to be resolution applicant:

A person shall not be eligible to submit a resolution plan, if such person, or any other person acting jointly or in concert with such person:

- 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 (10 of 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 of whom such person is a promoter, classified as nonperforming asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 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 nonperforming asset accounts before submission of resolution plan:

Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor.

Explanation I – For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares, prior to the insolvency commencement date.

Explanation II – For the purposes of this clause, where a resolution applicant has an account, or an account

of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as nonperforming asset and such account was acquired pursuant to a prior resolution plan approved under this Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under this Code;

- d) *Has been convicted for any offence punishable with imprisonment:*
- i. for two years or more under any Act specified under the Twelfth Schedule; or*
 - ii. for seven years or more under any law for the time being in force;*

Provided that this clause shall not apply to a person after expiry of a period of two years from the date of his release from imprisonment;

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation i;

- e) *Is disqualified to act as a director under the Companies Act, 2013;*

Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation i;

- f) *Is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;*

- g) *Has been a promoter or in the management 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 Adjudicating Authority under this Code;*

Provided that this clause 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 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 this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part.
- i) Is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India;
or
- j) has a connected person not eligible under clauses (a) to (i)

Explanation (I) – For the purposes of this clause, the expression “connected person” means

- i. Any person who is the promoter or in the management or control of the E-auction Applicant; or*
- ii. Any person who shall be the promoter or in management or control of the business of the Corporate Debtor during the implementation of the Resolution Plan; or*
- iii. The holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):*

Provided that nothing in clause (iii) of this Explanation shall apply to a bidder where such bidder is a financial entity and is not a related party of the corporate debtor:

Provided further that the expression “related party” shall not include a financial entity regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares (or completion of such transactions as may be prescribed), prior to the insolvency commencement date.

Explanation II—For the purposes of this section, “financial entity” shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely: -

(a) a scheduled bank;

(b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organization of Securities Commissions Multilateral Memorandum of Understanding;

(c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a

foreign venture capital investor, where the terms shall have the meaning assigned to them in regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);

(d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

(e) an Alternate Investment Fund registered with Securities and Exchange Board of India;

(f) such categories of persons as may be notified by the Central Government.

RELATED PARTY DETAILS

(This forms and Internal part of ANNEXURE I) (Should be A4 size paper and should be self-attested)

List of relatives as per Explanation of section 5(24A) of Insolvency and Bankruptcy Code, 2016

(Please provide DIN No./PAN along with name of director or relatives):

Code, 2016 (Please provide DIN No./PAN along with name of director or relatives):

| S. No. | Particulars | Director/Partner/(HUF)/Sole Proprietor | | | | | |
|--------|---|--|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| | Members of concerned company/partnership/HUF/ Sole Proprietor | | | | | | |
| | PAN Number: | | | | | | |
| | Husband | | | | | | |
| | PAN Number: | | | | | | |
| | Wife | | | | | | |
| | PAN Number: | | | | | | |
| | Father | | | | | | |
| | PAN Number: | | | | | | |
| | Mother | | | | | | |
| | PAN Number: | | | | | | |
| | Son | | | | | | |
| | PAN Number: | | | | | | |
| | Son's wife | | | | | | |
| | PAN Number: | | | | | | |
| | Daughter | | | | | | |
| | PAN Number: | | | | | | |
| | Daughter's husband | | | | | | |
| | PAN Number: | | | | | | |
| | Son's daughter and son | | | | | | |
| | | | | | | | |
| | | | | | | | |

| | | | | | | | |
|-----|----------------------------------|--|--|--|--|--|--|
| | Daughter's daughter and son | | | | | | |
| | PAN Number: | | | | | | |
| 12. | Grandson's daughter and son | | | | | | |
| | PAN Number: | | | | | | |
| 13. | Granddaughter's daughter and son | | | | | | |
| | PAN Number: | | | | | | |
| 14. | Brother | | | | | | |
| | PAN Number: | | | | | | |
| 15. | <i>Brother's wife</i> | | | | | | |
| | PAN Number: | | | | | | |
| 16. | Sister | | | | | | |
| | PAN Number: | | | | | | |
| 17. | <i>Sister's husband</i> | | | | | | |
| | PAN Number: | | | | | | |
| 18. | Brother's son and daughter | | | | | | |
| | PAN Number: | | | | | | |
| 19. | Sister's son and daughter | | | | | | |
| | PAN Number: | | | | | | |
| 20. | Father's father and mother | | | | | | |
| | PAN Number: | | | | | | |
| 21. | Mother's father and mother | | | | | | |
| | PAN Number: | | | | | | |

| | | | | | | | |
|----|-----------------------------|--|--|--|--|--|--|
| | Father's brother and sister | | | | | | |
| | PAN Number: | | | | | | |
| 3. | Mother's brother and sister | | | | | | |
| | PAN Number: | | | | | | |

List of related parties other than relatives as per section 5(24A) of Insolvency and Bankruptcy Code, 2016:

| S No. | Particulars | | | | | | |
|-------|--|--|--|--|--|--|--|
| 1. | Limited liability partnership or a partnership firm, in which the individual is a partner. | | | | | | |
| | PAN Number: | | | | | | |
| 2. | Partners of the above LLP / Partnership firm. | | | | | | |
| | PAN Number: | | | | | | |
| 3. | Trust, where the beneficiary is the individual. | | | | | | |
| | PAN Number: | | | | | | |
| 4. | Trustees of above mentioned trust. | | | | | | |
| | PAN Number: | | | | | | |

| | | | | | | | |
|----|--|--|--|--|--|--|--|
| 5. | Private company in which the individual is a director and holds along with his relatives, more than two per cent of its share capital. | | | | | | |
| | PAN Number: | | | | | | |
| 6. | Public company in which the individual is a director and holds along with his relatives, more than two per cent of its share capital. | | | | | | |
| | PAN Number: | | | | | | |
| 7. | A body corporate whose board of directors, managing director or manager, in the ordinary course of business, acts on the advice, directions or instructions of the individual whose partners or employees in the ordinary course of business, act on the advice, directions or instructions of the individual. | | | | | | |
| | PAN Number: | | | | | | |

| | | | | | | | |
|-----|--|--|--|--|--|--|--|
| 8. | A limited liability partnership or a partnership firm | | | | | | |
| | PAN Number: | | | | | | |
| 9. | A person on whose advice, directions or instructions, the individual is accustomed to act. | | | | | | |
| | PAN Number: | | | | | | |
| 10. | A company, where the individual or the individual along with its related party, own more than fifty per cent of the share capital of the company or controls the appointment of the board of directors of the company. | | | | | | |
| | PAN Number: | | | | | | |

Expression of Interest

(On the letter head)

To,

Ms. Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited (In Liquidation)

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East,
Mumbai 400093.

Subject: Submission of Expression of Interest ("Eoi") for the purchase of Fixed Assets i.e., of Corporate Debtor M/s. Pratibha Skyscrapers Private Limited (In liquidation) under IBC, 2016 in response to Public Announcement/Sale Notice dated _____ by the Liquidator.

Dear Madam,

We hereby submit an Eoi with regard to purchase of assets (purchase of Fixed Assets i.e., advertised under Sale Notice dated _____ of Corporate Debtor. M/s. Pratibha Skyscrapers Private Limited (In liquidation) under IBC, 2016.

We undertake that the information furnished by us in this Eoi and the Annexure is true, correct, complete, and accurate.

Further, we agree and acknowledge that:

The Liquidator reserves the right to determine at his sole discretion, whether or not we qualify for the participation in the sale process and may reject the Eoi submitted by us without assigning any reason whatsoever.

The Liquidator reserves the right to request for additional information or clarification from us for the purposes of the Eoi and we shall promptly comply with such requirements. Failure to satisfy the queries of Liquidator may lead to rejection of our participation pursuant to Eoi.

Submission of this Eoi alone does not automatically entitle us to participate in the next stage of the sale process.

The eligibility criteria under the Code shall be continued to be complied with throughout the sale process, and any changes in the details provided under the EOI or any material adverse change affecting the EOI or ability to participate shall be intimated immediately and in any case not later than 3 (three) business days to the Liquidator.

We undertake to follow the further process of sale as liquidator informs us including the e-Auction Process Information Document .

We also undertake that our EOI is for purchase of advertised assets on "as is where is", "as is what is", "whatever there is" and "no recourse" basis including rights, benefits and interests arising out as a result of avoidance application u/s 66 of the IBC.

Sincerely yours,

On behalf of [Insert the name of the entity submitting the EOI]

Signature:

Name of Authorized Signatory:

Designation (no less than a director or Partner of the entity or a person specifically authorized by the Board of the entity):

Bidders Seal/Stamp

Note: The person signing the EOI and other supporting documents should be an authorized signatory supported by necessary board resolutions/authorization letter or the Director or Partner of the entity itself may sign the EOI.

Expression of Interest

(On the letter head)

To,

Ms. Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited (In Liquidation)

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East,
Mumbai 400093.

Subject: Submission of Expression of Interest ("EoI") for the assignment of Not Readily Realisable Assets ("NRRRA") under Regulation 37A of the Liquidation Regulations, 2016 of Corporate Debtor M/s. Pratibha Skyscrapers Private Limited (In liquidation) under IBC, 2016 in response to Public Announcement/Sale Notice dated _____ by the Liquidator.

Dear Madam,

We hereby submit an EoI with regard to for the assignment of Not Readily Realisable Assets ("NRRRA") under Regulation 37A of the Liquidation Regulations, 2016 advertised under Notice dated _____ of Corporate Debtor. M/s. Pratibha Skyscrapers Private Limited (In liquidation) under IBC, 2016.

We undertake that the information furnished by us in this EoI and the Annexure is true, correct, complete, and accurate.

Further, we agree and acknowledge that:

The Liquidator reserves the right to determine at his sole discretion, whether or not we qualify for the participation in the sale process and may reject the EoI submitted by us without assigning any reason whatsoever.

The Liquidator reserves the right to request for additional information or clarification from us for the purposes of the EoI and we shall promptly comply with such requirements. Failure to satisfy the queries of Liquidator may lead to rejection of our participation pursuant to EoI.

Submission of this EoI alone does not automatically entitle us to participate in the next stage of the sale

process.

The eligibility criteria under the Code shall be continued to be complied with throughout the sale process, and any changes in the details provided under the EoI or any material adverse change affecting the EoI or ability to participate shall be intimated immediately and in any case not later than 3 (three) business days to the Liquidator.

We undertake to follow the further process of sale as liquidator informs us including the e-Auction Process Information Document .

We also undertake that our EOI is for purchase of advertised assets on "as is where is", "as is what is", "whatever there is" and "no recourse" basis including rights, benefits and interests arising out as a result of avoidance application u/s 66 of the IBC.

Sincerely yours,

On behalf of [Insert the name of the entity submitting the EoI

Signature:

Name of Authorized Signatory:

Designation (no less than a director or Partner of the entity or a person specifically authorized by the Board of the entity):

Bidders Seal/Stamp

Note: The person signing the EoI and other supporting documents should be an authorized signatory supported by necessary board resolutions/authorization letter or the Director or Partner of the entity itself may sign the EoI.

BID FORM

Date:

Ms. Jovita Reema Mathias (in Liquidation)

Liquidator

Pratibha Skyscrapers Private Limited

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai
400093.

Dear Madam,

I am desirous in participating in the E-Auction announced by you in the Newspaper publication dated _____ in _____ (Name of newspaper).

Name of Corporate Debtor: Pratibha Skyscrapers Private Limited in Liquidation**Details of Bidder / Bid Price Offered**

| | |
|-------------------------|--|
| Name of the Bidder | |
| Constitution of Bidder | |
| Contact No. | |
| Email ID | |
| Aadhar No | |
| PAN No. | |
| Address | |
| Amount of EMD deposited | |
| Mode of EMD payment | through the BAANKNET Platform https://ibbi.baanknet.com/ |

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:

Place:

Signature

AFFIDAVIT AND UNDERTAKING
(On a Rs. 100/- non-judicial stamp paper)

Ms. Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited (In Liquidation)

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East,
Mumbai 400093.

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

Dear Madam,

I hereby submit this declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016
("Code"):

A. I have understood the provisions of section 29A of the Code as inserted by the Insolvency and
Bankruptcy Code (Amendment) Ordinance, 2017. I confirm that neither _____ (XYZ
Limited) nor any person acting jointly with _____ (XYZ Limited) 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 (10 of 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 of whom such person is a promoter, classified
as nonperforming asset in accordance with the guidelines of the Reserve Bank of India Issued under
the Banking Regulation Act, 1949 (10 of 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 nonperforming asset accounts before submission of resolution plan:

Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor.

Explanation I - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares, prior to the insolvency commencement date.

Explanation II - For the purposes of this clause, where a resolution applicant has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as nonperforming asset and such account was acquired pursuant to a prior resolution plan approved under this Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under this Code;

- d) *Has been convicted for any offence punishable with imprisonment:*
- iii. for two years or more under any Act specified under the Twelfth Schedule; or*
 - iv. for seven years or more under any law for the time being in force:*

Provided that this clause shall not apply to a person after expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;

- e) *Is disqualified to act as a director under the Companies Act, 2013; Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;*
- f) *Is prohibited by the Securities and Exchange Board of India from trading in securities or accessing*

the securities markets;

- g) Has been a promoter or in the management 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 Adjudicating Authority under this Code;

Provided that this clause 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 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 this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part.
- i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- j) has a connected person not eligible under clauses (a) to (i)

Explanation (1) – For the purposes of this clause, the expression “connected person” means:

- iv. Any person who is the promoter or in the management or control of the E-auction Applicant; or
- v. Any person who shall be the promoter or in management or control of the business of the Corporate Debtor during the implementation of the Resolution Plan; or
- vi. The holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii);

Provided that nothing in clause (iii) of this Explanation shall apply to a bidder where such bidder is a financial entity and is not a related party of the corporate debtor:

Provided further that the expression “related party” shall not include a financial entity regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the

corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares (or completion of such transactions as may be prescribed), prior to the insolvency commencement date.

Explanation II—For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely: -

(a) a scheduled bank;

(b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organization of Securities Commissions Multilateral Memorandum of Understanding;

(c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to them in regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of 1999);

(d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);

(e) an Alternate Investment Fund registered with Securities and Exchange Board of India;

(f) such categories of persons as may be notified by the Central Government.

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, 2020.

B. 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 IBB (Insolvency Resolution Process of Corporate Persons) regulations, 2016 shall be engaged in the management and control of corporate debtor.

C. 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.

- D. 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 Pratibha Skyscrapers Private Limited- In Liquidation.
- E. I also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.
- F. I confirm at the said declaration and disclosure is true and correct.
- G. 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)

DECLARATION BY BIDDERS

To,

Ms. Jovita Reema Mathias

Liquidator

Pratibha Skyscrapers Private Limited (In liquidation)

301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kuria Road, Andheri East,
Mumbai 400093.

Dear Madam,

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 fulfil 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.

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: _____

CONFIDENTIALITY UNDERTAKING

This Confidentiality Undertaking has been signed by (Name of potential Bidders) having its office at acting through Mr. (Name of person Authorised by potential Bidder(s)), the authorized signatory/authorized representative ("Bidder"), which expression shall, unless repugnant to the context, be deemed to include its successors, assigns or legal representative) in favour of Ms. Jovita Reema Mathias, Liquidator, Pratibha Skyscrapers Private Limited, a company registered under Companies, Act, 1956.

WHEREAS, , Pratibha Skyscrapers Private Limited, a company registered under Companies, Act, 1956 (hereafter referred as the "Company") is undergoing liquidation vide NCLT Mumbai Bench ("NCLT") order and vide the said NCLT Order Ms. Jovita Reema Mathias ("Liquidator"), a registered insolvency professional with Insolvency and Bankruptcy Board of India (IBBI) having registration number IBBI/IPA-002/IP-N00337/2017-2018/10941 has been appointed as liquidator to carry out the process of liquidation in terms of the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC") and the Regulations made there under.

AND WHEREAS the Liquidator has invited prospective Bidders for the purpose of submission of Bid through E-Auction Process of sale of the assets, Land, advertised under Sale Notice dated 18.07.2025 of the Company in accordance with the provisions of e-Auction Process Information Document and provisions of the IBC read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Process Regulations").

AND WHEREAS the Liquidator is required to share certain data, documents and information in relation to the Company for facilitating the prospective Bidder(s) in their due diligence.

THEREFORE, the Bidder (s) hereby declare(s) and undertake(s) as follows:

The Bidder(s) shall not divulge any part of the information contained in and accessed through the any data shared by the Liquidator, through oral or written communication or through any mode to anyone and the same shall constitute "Confidential Information". Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects or is derived from any Confidential Information shall also be deemed as Confidential Information.

The Bidder (s) further unconditionally and irrevocably undertakes and declare that:

the Confidential Information shall be kept secret and confidential by the Bidder (s) and shall be used solely in accordance with the terms of the IBC;

the Bidder(s) shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Company, Liquidator or any other person;

the Bidder(s) shall comply with all provisions of Applicable Law(s) for the time being In force relating to confidentiality and Insider trading;

the Bidder (s) shall protect any intellectual property of the Company which it may have access to; the Confidential Information may only be disclosed to and shared with any employees or its advisors by the Bidder(s), in accordance with Applicable Law(s), including in relation to confidentiality and insider trading, and terms of this Confidentiality Undertaking on a strict need-to-know basis and only to the extent necessary for and in relation to the liquidation process of the Company, provided that the Bidder binds such employees and third parties, by way of an undertaking/ agreement, to terms at least as restrictive as those stated in this Confidentiality Undertaking.

the Bidder(s) shall ensure that all Confidential Information is kept safe and secured at all times and is protected from unauthorized access, use, dissemination, copying, theft or leakage;

the Bidder(s) shall immediately destroy and permanently erase all Confidential Information upon the completion of sale of the asset of the Company as provided under E- Auction Process Information Document the Liquidation Process Regulations;

the Bidder(s) shall take all necessary steps to safeguard the privacy and confidentiality of the information received through Liquidator and shall use its best endeavors to secure that no person acting on its behalf divulges or discloses or uses any part of the Confidential Information, including but not limited to the financial position of the Company, all information related to disputes by or against the Company and other matter pertaining to the Company; and

the Bidder(s) shall be responsible for any breach of obligations under this confidentiality undertaking (including any breach of confidentiality obligations by any employee or advisor or agent or director of the Bidder) and shall indemnify the Liquidator for any loss, damages, expenses and costs incurred by the Liquidator due to such breach of such obligations by the Bidder (s) or any person acting on its behalf.

Notwithstanding anything to the contrary contained herein, the following information shall however not be construed as Confidential Information:

Information which, at the time of disclosure to the Bidder(s) was already in the public domain without violation of any provisions of Applicable Law(s); or

information which, after disclosure to the Bidder(s) becomes publicly available and accessible without violation of Applicable Law(s) or a breach of this Confidentiality Undertaking; or

information which was, lawfully and without any breach of this Confidentiality Undertaking, in the possession of the Bidder (s) prior to its disclosure, as evidenced by the records of the Bidder(s).

The Bidder(s) hereby expressly agrees and acknowledges that the Liquidator makes no representation, warranty or inducement, whether express or implied, as to the accuracy, completeness, authenticity or adequacy of the information (including but not limited to the Confidential Information) provided to

the Bidder(s) in the e-Auction Process Information Document / Virtual Data Room. The Bidder(s) further agrees and acknowledges that the Liquidator shall not be liable to the Bidder(s) for any damage arising in any way out of the use of the Confidential Information and further that the Bidder(s) shall not have any claim against the Liquidator or the Company in relation to any information provided. The terms of this Confidentiality Undertaking may be modified or waived only by a separate instrument in writing signed by the Bidder(s) and the Liquidator that expressly modifies or waives any such term.

Damages may not be an adequate remedy for a breach of this Confidentiality Undertaking and either party may be entitled to the remedies of injunction, specific performance and other equitable relief for a threatened or actual breach of this Confidentiality Undertaking.

Nothing in this Confidentiality Undertaking shall have the effect of limiting or restricting the liability of the Bidder(s) arising as a result of its fraud or willful default as defined under Applicable Law(s).

The undersigned hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this Confidentiality Undertaking.

This Confidentiality Undertaking and any dispute, claim or obligation arising out of or about it shall be governed by and construed in accordance with Indian laws and the courts and tribunal of Mumbai shall have exclusive jurisdiction over matters arising out of or relating to this Confidentiality Undertaking.

Capitalized terms not defined under this Confidentiality Undertaking shall have the same meaning as provided in the e-Auction Process Information Document.

I further declare that I, the undersigned have full knowledge of the contents provided in this undertaking and have absolute authority to sign this undertaking on behalf of [Insert the name of the Bidder (s)].

Signed on behalf of

(Name of Bidder(s)) by Mr/Ms

(Name and Designation) Authorised Signatory

Date:

Place:

Note- In case of consortium, undertaking to be executed by each of the members

PICTURES OF LAND



