

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

Sr. No	PARTICULARS	DETAILS
		<b>BLOCK-A to G: A set of assets collectively</b> (under Regulation 32(c))
1.	Date of Publication of Sale Notice and E-auction Process Document	08/10/2025
2.	Date of Submission of <b>the online</b> bid application with 29A eligibility documents by the interested bidder.	From 08/10/2025 11 AM to 03/11/2025 up to 05:00 PM
3.	Date & time for Inspection or due diligence of assets under auction (with prior appointment)	09/10/2025 11 AM to 02/11/2025 05:00 PM.
4.	Date & time for Earnest money deposit on and before by interested Bidder.	10/10/2025 11.00 AM to 03/11/2025 05:00 PM
5.	Date and Time of Auction	Thursday, 06/11/2025 11:00 AM to 02:00 PM (Unlimited Extension of 5 Min Each)
6.	Declaration Highest Bidder	08/11/2025
7.	Declaration of the Successful Bidder	Tentatively 12/11/2025
8.	Address and email of liquidator	206, Modi Tower, Opp. Palika Plaza, MTH Compound, Indore 452007 <a href="mailto:ibduniversal21@gmail.com">ibduniversal21@gmail.com</a>

**BLOCK-A to G**

<b>Sale of Assets of IBD UNIVERSAL PRIVATE LIMITED IN LIQUIDATION ("Corporate Debtor") A set of assets collectively (under Regulation 32(c)) comprising of Land, Building, security &amp; financial Assets under Regulation 32(c) of the IBBI Liquidation Process Regulation 2016, As is where is, As is what is, whatever there is basis and Without recourse basis.</b>					
<b>Block</b>	<b>Description of Assets</b>	<b>Date and time of auction</b>	<b>Reserve Price (INR)</b>	<b>EMD (INR)</b>	<b>Bid Incremental Value (INR)</b>
<b>A</b>	All the rights of the corporate debtor in partly constructed flats & not constructed flats at IBD Kings Park, Rohit Nagar, 104, Aakriti Ecocity, Salaiya, Bawadra Kalan, Bhopal, Madhya Pradesh 462026.	Thursday 06/11/2025 11:00 AM to 02:00 PM (Unlimited Extension of 5 Min Each)	97411149	4870557	1000000
<b>B</b>	All the rights of the corporate debtor in 31 plots at IBD Royale City, Village -Raipur, Tehsil & District- Hoshangabad (Narmadapuram)- 461001		29708864	1485443	1000000
<b>C</b>	All the rights of the corporate debtor at the Convinient Shop Area & Amenity-4521.46 SQM at The Glory Citii, Bhouri, Madhya Pradesh (Near Bhopal).		24077771	1203889	1000000
<b>D</b>	All the rights of the corporate debtor in 53 plots The Glory Citii, Bhouri, Madhya Pradesh (Near Bhopal).		12694254	634713	1000000
<b>E</b>	All the rights of the corporate debtor in 25 (1862.79 Square meters approx) partly completed/almost completed flats at IBD Hallmark Citii, Kolar Road, Bhopal		28110060	1405503	1000000
<b>F</b>	All the rights of the corporate debtor other than above Block E at IBD Hallmark Citii, Kolar Road, Bhopal.		76721796	3836090	1000000
<b>G</b>	All the security & financial Assets of the corporate debtor.		15086877	754344	1000000

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

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

1. The intending bidders are required to register through <https://ibbi.baanknet.com> by using their mobile number and email-id. Contact for support: [support.baanknet@psballiance.com](mailto:support.baanknet@psballiance.com) / Mobile No. +91 8291220220.
2. Contact details of Liquidator: Mr. Kuldeep Tank Email:ibduniversal21@gmail.com Contact no. 9826677735.

3. The Complete E-Auction process document containing details of the Assets, online e- auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of online auction sale are available on website <https://ibbi.baanknet.com>
4. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, lease rent, if any, dues of local authorities, etc. and shall bear lease transfer charges, if any on sale of above assets and inspect the property at their own expenses and satisfy themselves. The details of assets mentioned above can be inspected by the prospective bidders at the site by contacting the liquidator and his team.
5. The auction for Block A, Block B, Block C, Block D, Block E, Block F & Block G shall be for all the assets in a block collectively.
6. The sale notice must be read along with the E-Auction Process Information Document as also agreeing with the terms and conditions mentioned therein which is available at <https://ibbi.baanknet.com>
7. Prospective Bidder shall deposit the Earnest Money Deposit (EMD) only through the Baanknet Auction Platform.
8. Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform.
- 9. If the highest bidder is found ineligible, including that mentioned under serial 8 above, EMD shall be forfeited.**
10. If the Liquidator in consultation with the consultation committee rejects the highest bidder on its finding ineligible, the liquidator may, in consultation with the consultation committee, declare the next highest bidder as the Successful Bidder after following the same process as provided under clause (12A) to clause (12E) of the Regulations.
11. The Successful Bidder shall bear the applicable stamp duties/lease transfer charge, fees etc. and all the local taxes, duties, rates, assessment charges, fees, maintenance charges etc. in respect of the property put on auction.
12. E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" and "WITHOUT RECOURSE BASIS" through an approved service provider at <https://ibbi.baanknet.com>.
13. Modification of sales notice & sales documents will be available at the portal.

**Kuldeep Tank**  
**Liquidator in the matter of**  
**M/S IBD UNIVERSAL PRIVATE LIMITED**  
**(Under Liquidation Process)**  
**Registration No.: IBBI/IPA-001/IP-P-02776/2022-2023/14255**  
**AFA valid up to 30/06/2026**  
**E-mail id: ibduniversal21@gmail.com**  
**Address: 206, Modi Tower, Opp. Palika Plaza, MTH Compound, Indore 452007**

**Date: 08/10/2025**

**Place: Indore**