

E-AUCTION SALE NOTICE

(In pursuance of Sec 35 of Insolvency and Bankruptcy Code, 2016

read with IBBI (Liquidation Process) Regulations, 2016)

SARE REALTY PROJECTS PRIVATE LIMITED

Sare Realty Projects Private Limited (“SRPPL”) is undergoing liquidation process pursuant to order of Hon’ble NCLT, Delhi dated 09-09-2024. Liquidator of SRPPL hereby invites, Eligible Bidder(s) for participation in E-auction Sale of Assets of SRPPL, listed herein, on ‘As is Where is, Whatever There is and Without Recourse’ basis as per the auction schedule stated herein and as per the detailed terms, conditions & process listed in Bid Document which can be downloaded from <https://ibbi.baanknet.com/eauction-ibbi/home>

Lot No.	Lot Name	Location and Address	Reserve Price* (Rs.)	EMD (Rs.)	Incremental Bid Amount (Rs.)
1	Not Readily Realisable Assets being Shares & Debentures held by Sare Realty Projects P Ltd. (“SRPPL”) in Impact Sare Magnum Townships Private Limited (“ISMTPL”) & Impact Sare Realty Private Limited (“ISRPL”)	Shares & Debentures held by Sare Realty Projects P Ltd. (“SRPPL”) are as under: i. 59,155 class B equity shares of Rs. 100 each of ISMTPL ii. 100 Class C equity shares of Rs. 100 each of ISMTPL iii. 102 15% fully convertible debentures of Rs. 1,00,000 each to be converted into equivalent number of Class E equity shares in ISMTPL. iv. 52,00,000 Class A equity shares of Rs. 10 each of ISRPL v. 2,09,04,000 Fully convertible debentures of Rs. 10 each in ISRPL Along with all attendant rights and obligations under Articles of Association of Impact Sare Magnum Townships Private Limited and Impact Sare Realty Private Limited	28,10,00,000	2,81,00,000	1,00,000
2	Not Readily Realisable Assets being Shares & Debentures held by Sare Realty Projects P Ltd. (“SRPPL”) held in Impact Sare Magnum Townships Private Limited (“ISMTPL”)	Shares & Debentures held by Sare Realty Projects P Ltd. (“SRPPL”) are as under: i. 59,155 class B equity shares of Rs. 100 each of ISMTPL ii. 100 Class C equity shares of Rs. 100 each of ISMTPL iii. 102 15% fully convertible debentures of Rs. 1,00,000 each to be converted into equivalent number of Class E equity shares in ISMTPL.	13,97,70,000	1,39,77,000	1,00,000

		Along with all attendant rights and obligations under Articles of Association of Impact Sare Magnum Townships Private Limited			
3	Not Readily Realisable Assets being Shares & Debentures held in Impact Sare Realty Private Limited ("ISRPL")	Shares & Debentures held by Sare Realty Projects P Ltd. ("SRPPL") are as under: i. 52,00,000 Class A equity shares of Rs. 10 each ii. 2,09,04,000 Fully convertible debentures of Rs. 10 each in ISRPL. Along with all attendant rights and obligations under Articles of Association of Impact Sare Realty Private Limited	14,10,30,000	1,41,30,000	1,00,000
*Excluding taxes, levies, charges, duties, transfer fees, stamp duty, registration fees etc. No representation as to warranties and indemnities shall be made.					

E-Auction Schedule

Auction Date	27-01-2026 (12.30 p.m. to 1:00 p.m.) with unlimited extensions of 5 minutes
Schedule for Due Diligence / Inspection	09-01-2026 to 24-01-2026 (with prior appointment)
Last Date for Submission of Eligibility Documents	24-01-2026
Last Date for Deposit of EMD	24-01-2026

- Prospective Bidders would be required to create their own login id on the e-auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>. The requisite documents shall be uploaded on the e-auction platform and EMD shall be deposited through e-wallet on the e-auction platform. In case of any clarification, the Frequently Asked Questions (FAQs) and guidance documents as available on <https://ibbi.baanknet.com/eauction-ibbi/home> may be referred. Interested Bidders can also reach out to Ph. No.: +91 8291220220 or Email ID: support.baanknet@psballiance.com for any assistance required with respect to e-auction platform.
- Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the IBC, 2016 through the electronic auction platform. Please note that the Liquidator shall verify eligibility of the Bidder under Section 29A of IBC, 2016 after completion of auction and in case the Bidder is found to be ineligible the EMD of the Bidder shall be forfeited
- Bidders participating in the e-auction shall be deemed to have read through the Bid Process Document and accepted all terms and conditions including but not limited to terms and schedule for payment of bid amount, process for declaration of highest bidder including right of first refusal as applicable and forfeiture of amount deposited on failure to comply with the terms of the Bid Process Document

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Santanu Kumar Samanta

IBBI Regn No.: - IBBI/IPA-001/IP-P2324/2020-2021/13511

Liquidator –Sare Realty Projects Private Ltd. (In Liquidation)

Email for correspondence – cirpsrppl@gmail.com