

E-AUCTION SALE NOTICE

Under Insolvency and Bankruptcy Code, 2016

UNIQUE SUGARS LIMITED- IN LIQUIDATION

Liquidator's Communication: 42, Gopal Bhawan 199, Princess Street Mumbai 400002

Email registered with IBBI: arbitratorpr@gmail.com

Process Specific Email ID for correspondence: liquiniquesugar1981@gmail.com

Date and Time of E-Auction: Friday 13th March, 2026

from 11:00 AM to 01:00 PM

(With Unlimited Extension of 5 Minutes)

E-Auction Sale of Assets by UNIQUE SUGARS LIMITED (In Liquidation) will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" ONLY AND AS SUCH THE E AUCTION SHALL BE WITHOUT ANY KIND OF WAIVERS, WARRANTIES AND INDEMNITY"

S. No.	Assets	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)
1.	*Leasehold Agricultural land, Situated At Survey No. 297/2, Nr. Universal Starch Chemical Alloyed Ltd, Village-Dondaicha, Taluka- Shindkheda, Dist. - Dhule. Area: about 37400 Sq. Mtr	3,21,45,300	32,14,530
2.	*Agricultural land, Situated At Survey No. 284/2, Near Bina Organic Farm, Village- Dondaicha, Taluka- Shindkheda, Dist. - Dhule. Area: about 32300 Sq. Mtr	1,97,31,263	19,73,126
3.	*Agricultural land, Situated at Survey No. 296/1/A, Nr. M/s. Universal Starch Chemical Alloyed Ltd, Village-Dondaicha, Taluka-Shindkheda, Dist. - Dhule. Area: about 15100 Sq. Mtr	1,51,18,875	15,11,888
4.	*Commercial Premises, Situated At Survey No. 328/C, Commercial Premises Part Portion of 2nd Floor in Building Known as "Rani Ma Plaza", Village Dondaicha, Opp. Dondaicha Bus Stand, Dondaicha Tal. Shindkheda, Dist. Dhule 425408, Total Flat Area : Built up Area about = 902.17 Sq.m (9711 Sq.ft) Carpet Area about = 721.75 Sq.m (7769 Sq.ft)	1,04,18,940	10,41,894
5.	*Commercial Premises, Situated At CS NO. 1374 Of Lower Parel Division, Situated at Unit No. 207A on 2nd Floor, "MHATRE PEN INDUSTRIAL PREMISES CO. OP. SOCIETY LTD." Senapati Bapat Marg, Dadar, Mumbai-400 028. Area; about- 293 Sq. Ft. Built up Area about : 27.22 Sq.m (293 Sq.ft)	36,07,965	3,60,797
6.	*Agricultural land, Situated At Survey No. 175/1 & 175/2, Village- Divi, Dhule- Shindkheda, Area: about 26400 Sq. Mtr	26,77,950	2,67,795

S. No.	Assets	Reserve Price (Rs.)	Earnest Money Deposit (Rs.)
7.	*Residential Flat, Situated At Survey No. 326/317/A1A/318/A/37, Plot No. 3, Building No. 1, Flat No. 3, 1st Floor, Jaychandra Apartment, Nr. Sindhi Colony, Old Shahole Road, Village- Dondaicha, Taluka- Sindhkheda, Dist.- Dhule. Area: about 620 Sq. ft. Carpet area about -517 Sq. Ft.	5.10.300	51,030
8.	*Residential Flat, Situated At Survey No. 326/317/A1A/318/A/36, Plot No. 38A, Building No. 2, Flat No. 8, 1st Floor, Jaychandra Apartment, Nr. Sindhi Colony, Old Shahole Road, Village- Dondaicha, Taluka- Sindhkheda, Dist.- Dhule. Area: Built up about -614 Sq. ft. Carpet area about – 512 Sq. ft.	4,39,290	43,929
9.	*Residential Flat, Situated At Survey No. 326/317/A1A/318/A/35, Plot No. 38A, Building No. 3, Flat No. 10, Ground Floor, Jaychandra Apartment, Nr. Sindhi Colony, Old Shahole Road, Village- Dondaicha, Taluka- Sindhkheda, Dist.- Dhule. Built up Area: about -602 Sq. ft. Carpet area about – 502 Sq. ft.	4.30.695	43,070
10.	@0.6 MW Wind Turbine (not operational) located at Location No. 08, Wind Farm Road, Pangan, Maharashtra – 424304	24,97,500	2,49,750
11.	@1.5 MW Wind Turbine located at Location No. 169, Kothara Suthri Road, Suthri, District Kutch, (Gujarat)	1,06,53,750	10,65,375
12.	#Hyundai Santa Fe (DM) 4WD (2015), Registration No. MH 18 AP 5550, located at A/P 01, Dadasaheb Rawal Housing Society, Village – Dondaicha Taluka – Shindhkheda, Dist – Dhule	4,45,125	44,513

* Original deeds and papers of the Land and Building, Residential flats are not available with liquidator. However erstwhile RP had updated his name in Satbara 7/12 Utara documents.

@ The documents of plot on which wind turbine is erected is not available with the liquidator.

Registration Certificate of the car is not available with liquidator.

Relevant Dates for E-Auction are as under:

Type of Event	Timeline
Date of Publication of E-Auction Notice	Wednesday 25th February, 2026
Site Visit/ Inspection Date	From Thursday, 26th February, 2026 11:30 A.M to Thursday, 5th March 2026. 5.00 P.M. by giving 48 hours' notice.
Submission of Expression of Interest (EOI) along with Application, Undertaking under Sec. 29A of IBC and relevant pre-bid qualification documents; Site Inspection and Due Diligence of assets under auction by the Prospective Bidder(s)	On or before Tuesday, 10th March, 2026 before 06.00 P.M.
Last date of deposit of EMD by the prospective bidder.	On or before Tuesday, 10th March, 2026 before 06.00 P.M.
E-Auction Date & Time	Friday 13th March, 2026 from 11:00 AM to 01:00 PM (with extension of 5 minutes each)

Terms and Condition of the E-auction are as under:

1) The description of assets and terms & conditions of the E-Auction Sale are provided in the E-Auction Sale Process Memorandum available on the website i.e. <https://ibbi.baanknet.com> or shall be available on sending e-mail to arbitratorpr@gmail.com.

2) The bidders desirous to submit bid are requested to visit the service provider website <https://ibbi.baanknet.com> and submit the necessary documents, including declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code, 2016, on the e-auction portal.

3) Interested bidders shall participate after mandatorily reading and agreeing to the relevant terms and conditions including as prescribed in E-auction process document and accordingly submit their interest in the manner prescribed in E-Auction process document.

4) If a bidder is found ineligible at any stage, the earnest money deposited shall be forfeited.

5) The intending bidders are required to deposit **Earnest Money Deposit (EMD)** amount by **Friday, 10th March, 2026 before 06.00 P.M.** through the Baanknet Auction Platform only.

6) The Liquidator 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 proceeding at any stage without assigning any reason thereof.

7) In case of any clarification, a Prospective bidder may check the Frequently Asked Questions (FAQs) and guidance documents as available on www.ibbi.gov.in and/or reach out to Email ID: support.baanknet@psballiance.com and liquiniquesugar1981@gmail.com

Sd/-

Mr. Pawan KR Agarwal

Liquidator in the matter of Unique Sugars Ltd (In Liquidation)

IBBI Reg. No.: IBBI/IPA-001/IP-P00414/2017-2018/10737

Contact No : 9821063418, 7039372862.

Date: 25/02/2026

Place: Mumbai