

E-AUCTION SALE NOTICE
WINDALS AUTO PRIVATE LIMITED (IN LIQUIDATION)
(CIN: U50101MH1990PTC056302)

Registered office: Unit No.5/B, 5th Floor, Goldline Business Centre,
Near Chincholi Fire Brigade, Link Road, Malad (W), Mumbai, Maharashtra, India, 400064

Sale of assets of Corporate Debtor, WINDALS AUTO PRIVATE LIMITED (In Liquidation), forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with Regulation 33 of Liquidation Process Regulations, offered by the Liquidator appointed by the Hon'ble NCLT, Mumbai Bench vide order dated 09.12.2024 in IA-98(MB-IV)/2024 IN C.P.(IB)/503(MB-IV)2021 under The Insolvency and Bankruptcy Code, 2016 ("Code"). The bidding shall take place through the online e-auction service provider E-BKray Listing and Auction Portal at <https://ibbi.baanknet.com/eauction-ibbi>.

Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt. in INR.)
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Sale of Assets of the Corporate Debtor on the basis of a slump sale/set of assets collectively in terms of clause (b) & (c) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.
Date and Time of Auction: 03.04.2026 (Friday) at 02:30 P.M. to 03:30 P.M.
(with unlimited extension of 5 minutes till 04:00 P.M.)

Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt. in INR.)
LOT 1 Sale of the company on the basis of slump sale along with Securities & Financial Assets & Land & Factory Building, including Plant & Machinery in the Leasehold rights in Industrial Land admeasuring 8157.33 Sq. Mtr. approximately, located at Plot No.24A, Sector-11, Tata Motors Vendor Park, IIE SIDCUL, Pantnagar, Paragana Rudrapur, Village Kalyanpur, Tal- Kichha, Dist: Udham Singh Nagar, Uttarakhand-263153. Along with buildings and structures constructed on said plot admeasuring 2712.78 Sq. Mtr. approximately.	INR. 4,41,81,000/-	INR. 44,18,000/-	INR. 3,00,000/-
LOT 2 Sale of Commercial Unit including Plant & Machinery Situated at Unit No. 5B, 5th Floor, admeasuring 1,905 sq. ft. approximately, in the building known as "Goldline Business Centre, on Plot bearing Sr. No.437, Hissa No. 2, CTS No. 1096, Link Road, Near Chincholi Fire Brigade, Malad (West), Mumbai -400064, Maharashtra, along with 02 Nos. open car parking space inside the building premises	INR. 3,31,72,000/-	INR. 33,17,000/-	INR. 2,00,000/-

Important Notes:

- Bidding shall be allowed on submission of EMD for each or all Lots separately.
- The Highest bidders in respective lots shall be declared as the successful bidder(s).
- The sale shall be on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" and as such, the sale shall be without any warranties and indemnities.
- The present Sale Notice must be read along with the E-Auction Process Documents, wherein details of the process and timelines for submission of eligibility documents, access to VDR, site visit, due diligence, etc., are outlined. The said E-Auction Process Document will be available on the website of the e-auction service provider E-BKray Listing and Auction Portal website: <https://ibbi.baanknet.com/eauction-ibbi> from 06.04.2026.
- Interested bidders shall participate after mandatorily reading and agreeing to the relevant terms and conditions as prescribed in the E-Auction Process Document and, accordingly, submit their expression of interest by 31.03.2026 in the manner prescribed in the E-Auction Process Document.
- The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/ modify/ terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
- As per the proviso to sub-clause (f) of clause (1) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).
- As per Regulation 31A(1)(h) of IBBI (Liquidation Process) Regulations, 2016, Schedule I Clause 1(12), on the closure of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days from the date of demand. Provided that any payment made beyond thirty days shall attract interest @12%pa up to ninety days. Provided that any further extension beyond ninety days shall be at the sole discretion of the SCC/Liquidator, and such payment beyond ninety days shall be subject to an interest rate as may be decided and considered by the SCC or the Liquidator. However, the Liquidator/ SCC shall not be under any obligation to extend the timeline beyond ninety days.
- Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- For any queries, kindly contact the Correspondence Address being Suite No. 805, 8th Floor, Embassy Centre, Jarnalal Bajaj Marg, Nariman Point, Mumbai-400021 or email at Project-specific email id: cirpwindals@gmail.com

Date: 06.03.2026
Place: Mumbai

Sd/-
CA Rajan Garg
IBBI/PA-001/IP-P-02397/2021-22/13624
Liquidator of Windals Auto Private Limited
Reg. Address: Flat No. 202, Wing B, 2nd Floor, SafalTwins, Block Punjabwadi, Sion-
Trombay Road, Deonar, Mumbai - 400 088, Maharashtra.
Reg. email id: fcaraingarg@gmail.com

Windals Auto Private Limited
Under Liquidation)

fcaraing
Authorized Signatory
Liquidator