

UNITECH TRANSFORMERS PRIVATE LIMITED - IN LIQUIDATION
U31100MH1997PTC110180

E-AUCTION SALE NOTICE

Liquidator is inviting prospective bidders to acquire the Assets of Unitech Transformers Private Limited – In Liquidation (“UTPL”/ “Corporate Debtor”) through E-Auction on an **“As is where is,” “As is what is,” “Whatever there is,” and “No recourse” basis, without any claim / compensation in Future, without any assurance, guarantee, or warranty of any kind, whether express or implied.**

Important Details about the E-Auction are mentioned below:

Asset Description	Reserve Price	Earnest Money Deposit	Bid Increment Money
All the Tangible assets of Corporate Debtor. The details of assets are as follows: - Flat No. 204 – Sagar Samrudhi - Flat No. 001,002,301 & 304 – Sagar Vihar Lying And Being At Village Takai, Taluka Khalapur, Dist. Raigad - Plot No. 10,12,13 Land Situated At Village Dheku, Taluka Khalapur, Dist- Raigad - Plot No. N-2/8 Patalganga Industrial Area, within village limits of Kasap and outside the limits of Municipal Council in rural area, Taluka-Panvel, District- Raigad alongwith Factory Building Plant & Machinery located at Khopoli and Patalganga	15,10,00,000/-	1,51,00,000/-	2,00,000/-

Sr. No.	Particulars	Details
1.	Opening Date of Auction Portal	24-03-2026
2.	Last Date of Due Diligence and Site Visit	08-04-2026
3.	Last Date of EMD Submission	10-04-2026
4.	E-Auction Date and Time	13-04-2026
5.	Website of e-Auction Portal	https://ibbi.baanknet.com/eauction-ibbi/home

The prospective bidders are required to submit an undertaking (format attached in the process memorandum) that they do not suffer from any ineligibility under Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") to the extent applicable and that if found ineligible at any stage, the Earnest Money Deposit submitted shall be forfeited.

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

1. E-Auction will be conducted on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" through the Insolvency and Bankruptcy Board of India mandated e-auction service provider PSB Alliance Private Limited (<https://ibbi.baanknet.com/eauction-ibbi/home>).
2. The complete e-auction process memorandum containing details of the assets, online e-auction bid form, declaration and undertaking form, confidentiality undertaking, letter of authority for site visit, general terms and conditions of online auction is available on the website <https://ibbi.baanknet.com/eauction-ibbi/home>. For any assistance the bidders may contact at +91 8767645419 and / or support.baanknet@psballiance.com.
3. On-going to the link <https://ibbi.baanknet.com/eauction-ibbi/home>, bidders will have to search for the mentioned company by using the search option provided on the website.
4. The e-auction is conducted as per the further terms and conditions of the process memorandum and as per the procedure set out therein. Bidders may go through the website of the service provider, <https://ibbi.baanknet.com/eauction-ibbi/home> for bid documents, the details of the assets put up for auction and obtaining the bid form.
5. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves. The properties mentioned above can be inspected by the prospective bidders by contacting Mr. Manish Lalji Dawda at +91 8767645419. **The last date for site inspection is April 08, 2026.**
6. The intending bidder can request for inspection; however, Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the auction process applicant.
7. The intending bidders are required to deposit Earnest Money Deposit (EMD) amount by registering themselves as buyers on <https://ibbi.baanknet.com/eauction-ibbi/home> and recharging their e-wallet. In order to submit the EMD amount, the intending bidder needs to maintain sufficient balance in their e-wallet so that when they decide to participate, the EMD amount is to be deposited on the auction portal only. (Detailed guide for buyer registration is annexed with the process memorandum).

Call at +91 87676 45419 or Email at liquidator.unitech@gmail.com for more information.

Place: Mumbai
Date: 24.03.2026

Manish Lalji Dawda
Liquidator of Unitech Transformers Private Limited (In Liquidation)
Reg. No.: IBBI/IPA-001/IP-P02506/2021-2022/13797
AFA No. AA1/13797/02/300626/108270 Valid upto 30/06/2026
Reg. Email ID with IBBI: lp.dawdamanish@gmail.com
Project specific email ID: liquidator.unitech@gmail.com

