

Sale Notice

<u>Lion Buildcon Private Limited (In Liquidation)</u> CIN: U55101DL2007PTC158265 Registered Office: B-132, S/F, Kh. No. 776/704/508, Gali No.-7, Hardev Puri, Shahdara, East Delhi 110093
1st E-Auction: Sale of assets under Insolvency and Bankruptcy Code, 2016 Date & Time of E-Auction: 15.07.2026 at 03:00 PM Time: - 03:00 P.M. to 05:00 P.M. (With unlimited extension of 5 minutes each) Last date of filing the Eligibility Documents on Auction Platform: 10.07.2026 till 06:00 P.M. Last Date of EMD Submission: 10.07.2026 till 06:00 P.M. (With unlimited extension of 5 minutes each)

Sale of assets which is being proposed to be sold as per regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulation, 2016 in the matter of M/s Lion Buildcon Private Limited (in Liquidation) forming part of Liquidation Estate formed by the liquidator, appointed by the Hon'ble NCLT, Delhi Bench (Court-II) vide order dated 29.01.2026. The proposed sale shall be taken place through online e-auction service provider M/s PSB Alliance Private Limited through the IBBI Designated E-Auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>

E-auction No.	Assets	Reserve Price	EMD Amount	Incremental Value
1st E-auction	<u>A set of assets (Loan & Advances) for sale in e-auction, collectively</u>	₹1,02,83,836.00	₹10,28,383.00	₹50,000.00

Important Note:

1. E-Auction will be conducted on “**AS IS WHERE IS, AS IS WHAT IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS**” as such sale is without any kind of warranties and indemnities through approved service providers at IBBI E-Auction Portal by BAANKNET at <https://ibbi.baanknet.com/eauction-ibbi/home>. or <https://www.ebkray.in>
2. As per Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, Schedule I “Mode of Sale” Clause 1(5A), bidders must declare they aren't disqualified under Section 29A or not fulfilling conditions of eligibility; any EMD will be forfeited if ineligibility is later established.

Terms and Conditions of the E-Auction are as under

1. All applicants are mandatorily requested to refer to the terms and conditions on the portal of IBBI or from the official site of online E-Auction service provider, prior to the submission of EMD and participation in the process.
2. The interested applicants may refer to the complete 1st E-Auction process document containing terms and conditions of the E-Auction available on the e-auction platform i.e., <https://baanknet.com/> or <https://www.ebkray.in>

The intending bidders are required to deposit Earnest Money Deposit (EMD) amount on BAANKNET through Wallet.

3. The prospective bidders shall submit the documents at the E-auction portal in the format prescribed in the E-Auction Process Document on or before 10.07.2026. The bid form along with detailed terms

& conditions of complete E-Auction process, can be downloaded from the website <https://ibbi.baanknet.com/eauction-ibbi/home>.

4. Identification of the highest bidder does not guarantee the status of a successful bidder. The Liquidator, in consultation with the Stakeholders' Consultation Committee (SCC), retains the sole authority to declare the successful bidder. The decision of the Liquidator and the SCC shall be final and binding on all bidders.
5. Subsequent to announcement of Successful bidder in consultation with SCC, the Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder and will seek payment of balance consideration (In view of detailed terms and conditions mentioned under E-Auction Document). Default in deposit of the balance amount by the successful bidder within the time limit as mentioned would entail forfeiture of the entire amount deposited (EMD + Any Other Amount paid by the Successful Bidder).
6. It is clarified that this invitation is purported to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the absolute right to accept or reject or cancel any bid or modify or extend any terms and conditions of the E-Auction, or disqualify any interested party, potential investor, or bidder, without assigning any reason whatsoever and without incurring any liability of any nature.
7. The intending bidders, prior to submitting their bid, should make their independent inquiries/due diligence at their own expenses and satisfy themselves.
8. In case of any technical glitch or system issue from the website of BAANKNET, the Liquidator shall not be held responsible. The bidder shall be solely responsible for ensuring their ability to participate in the E-Auction.

However, in case of any query or assistance the interested buyer should approach the liquidator 48 hours before the scheduled auction subject to further terms and conditions of the auction document.

9. The E-Auction service provider will conduct the auction on the scheduled date & time (<https://ibbi.baanknet.com/eauction-ibbi/home>.)
10. The date & time of E-Auction shall be on 15-07-2026 from 03:00 P.M. to 05:00 P.M. (with unlimited extensions of 5 Min. each)
11. For any Technical assistance please call on PSB Alliance Private Limited HELP DESK Contact No:+91-8291220220 Email: support.ebkray@psballiance.com or at e-mail lionbuildconcirp@rediffmail.com

-S/d-

IP Gaurav Kapoor

Liquidator

In the matter of **M/s Lion Buildcon Private Limited**

Reg. No. IBBI/IPA-001/IP-P01283/2018-19/12002

Registered Address with IBBI:

12-B, Pocket-3, Mayur Vihar Phase-1, New Delhi-110091

Reg. Email ID: lionbuildconcirp@rediffmail.com

Date: 20-06-2026

Place: New Delhi