

Sale Notice

Rotomac Global Private Limited (In Liquidation) - Liquidator: CA Anil Goel

Liquidator Address: 1st Floor, 64, Okhla Estate, Phase III, (Near Modi Mills), New Delhi 110020.

Email: assetsale1@aaainsolvency.in, rotomac.global@aaainsolvency.com,
anilgoel@aaainsolvency.com

Mob. - **8800865284** (Mr. Wasim and Adv. Harsh Gupta & Adv. Ritu Raj)

E-Auction- Sale of Assets as per Regulation 32(a) of IBBI (Liquidation Process) Regulations 2016

Date & Time of E-Auction: 22nd October, 2026

Time: - 03:00PM to 05:00PM (With unlimited extension of 5 minutes each)

Last Date of EMD Submission: 20th October, 2026 till 7.00 P.M.

Sale of Assets of Rotomac Global Private Limited (in Liquidation) forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Allahabad Bench vide order dated 23rd March, 2018. The sale will be done by the undersigned through the IBBI Designated E-auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>

Asset	Block	Reserve Price	EMD Amount	Incremental Value
Office No, 511, 513 & 515 at Fifth Floor, Pinnacle Corporate Tower, (Near – Royal Office), Prahalad Nagar, Satellite, Vijalpur, Ahmedabad having area of 6,152 Sq. Ft.	A.	4.05 Cr	40.50 Lakhs	10 Lacs
Open Land at Survey No. 62, T.P. Scheme No. 11, Final Plot No. 77, Village - Rakhail, Taluka - City, Distt. Ahmedabad having area of 2,022 Sq. Mtr	B.	4.96 Cr	49.60 Lakhs	10 Lacs
Flat No. 803 on 8th Floor with car parking on the ground floor “Shyam Vrund Apartment”, Opp. Dhananjay Tower, Sub Plot No. 128 of T.P. Scheme No.3 (land of old Survey No. 81/2), Village - Vejalpur, Taluka - Ahmedabad - 4 (Paldi) – 380004 having area of 233 Sq. Yd.	C.	1.30 Cr	13.00 Lakhs	5 Lacs
Open Land at Survey No. 756/1, 756/2, Khata No. 829, Situated at Moje – Kolat, Taluka Sanand Distt – Ahmedabad. Having area of 24,910 Sq. Mt.	D.	32.29 Cr	3.22 Crores	20 Lacs
Office No. 201, 202, 223 & 223A at Second Floor (Fully Furnished), at Second Floor, Part of Premises No. 63/2, The Mall City Centre, Mall Road, Kanpur Nagar having area of 2,959.6 Sq. Ft.	E.	2.04 Cr	20.40 Lakhs	5 Lacs
Open Land bearing Premises No. 24/6 Tulsa Kothi, Mall Road, Kanpur Nagar having area of 432 sq. yd.	F.	7.00 Cr	70.00 Lakhs	10 Lacs
Industrial Land at Premises No. CF -II, D-2, D-3, D-4, D-5 & D-6 at Panki Industrial area, Site No. 3, Kanpur Nagar. having area of 20,770.51 Sq. Mtr	G.	32.52 Cr	3.25 Crores	20 Lacs
Building/Shed along with Plant & Machinery at Premises No. CF-II, D-2, D-3, D-4, D-5 & D-6, Panki Industrial Area, Site No. 3, Kanpur Nagar	H.	5.67 Cr	56.70 Lakhs	10 Lacs
Industrial Land, Building/Shed, Plant & Machinery as a whole at Premises No. CF -II, D-2, D-3, D-4, D-5 & D-6 at Panki Industrial area, Site No. 3, Kanpur Nagar	I.	34.48 Cr	3.44 Crores	20 Lacs

having area of 20,770.51 Sq. Mtr.				
Industrial Land at Survey No. 415 (paiki), Village - Moraiya, Taluka - Sanand, Ahmedabad having area Land 9,824.05 (sq. mt)- Building 50,306 (sq. ft)	J.	16.98 Cr	1.69 Crores	20 Lacs
Building/Shed along with Plant & Machinery at Survey No. 415 (paiki), Village - Moraiya, Taluka - Sanand, Ahmedabad	K.	6.09 Cr	60.90 Lakhs	10 Lacs
Industrial Land, Building/Shed , Plant & Machinery as a whole at Survey No. 415 (paiki), Village - Moraiya, Taluka - Sanand, Ahmedabad having area 9824.05 Sq. mt.	L.	23.09 Cr	2.31 Crores	20 Lacs
Industrial Land along with Building/Shed at Survey No. 788 paiki (Khata No. 922), Village - Rajoda, Taluka - Bavla, Ahmedabad (Bhagwati Floor mill) having area of Land (9095 Sq. mt.) - Building (3730.03 Sq. mt.)	M.	20.33 Cr	2.03 Crores	20 Lacs

Important Note:

1. E-Auction will be conducted on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS BASIS” AND “WITHOUT RECOURSE BASIS” as such sale is without any kind of warranties and indemnities through approved service providers at IBBI eAuction Portal by BAANKNET at (<https://ibbi.baanknet.com/eauction-ibbi/home>).
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.
3. It is to be noted that Blocks G, H & I are interlinked and Blocks J, K, & L are also interlinked. The Liquidator, in consultation with the CoC Members, reserves the right to select the H1 bidder in accordance with the terms and conditions specified in the auction document.

Terms and Condition of the E-auction are as under

1. All applicants are mandatorily requested to refer to the terms and conditions from the website of AAA Insolvency Professionals LLP i.e., <https://insolvencyandbankruptcy.in/rotomac-global-private-limited> or from the portal of IBBI or from the official site of Auction Service Provider, prior to submission of EMD and participation in the process. In case of any clarification the Liquidator and their team can be contact on rotomac.global@aaainsolvency.com or over +91 8800865284 (Mr. Wasim, Adv Harsh Gupta & Adv. Ritu Raj).
2. The Bidder can read the Auction and registration guidelines on the BaankNet Platform. (<https://d14q55p4nerl4m.cloudfront.net/Production/Application-Documents/IBBI-Instance/client-document/Bidders-Auction-guide.pdf>). The intending bidders are required to deposit Earnest Money Deposit (EMD) amount on BaankNet through Wallet.
3. Identification of the highest bidder does not guarantee the status of a successful bidder. The Liquidator, in consultation with the Committee of Creditors), retains the sole authority to declare the successful bidder. The Liquidator and CoC also reserve the right to prioritize any single block and annul other bids or decide otherwise, with their decision being final and binding on all bidders.
4. Subsequent to announcement of Successful bidder in consultation with CoC, 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).
5. 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 right to cancel or modify the process and/or not to accept and/or disqualify any interested party/potential investor/bidder.
 6. In case of any technical glitch or system issue from the side 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 before 48 Hours of the scheduled auction subject to further terms and conditions of the auction document.
 7. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, any transfer charges applicable and payable to any statutory authority, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves.
 8. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment, contacting Md. Wasim 8800865284. The interested bidder should conduct proper due diligence.
 9. The e-auction service provider will conduct the auction on the scheduled time (<https://ibbi.baanknet.com/eauction-ibbi/home>).
 10. E- Auction date & Time: **22nd October, 2026 from 3.00 p.m. to 5.00 p.m.** (with unlimited extension of 5min).

Anil Goel

Date: - 22/09/2026
Place:- New Delhi

Liquidator in the matter of Rotomac Global Private Limited
IBBI (Regn. No- IBBI/IPA-001/IP-00118/2017-18/10253)
Address: First Floor, 64, Okhla Estate, Phase III, (Near Modi Mills),
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Contact No.: Mr. Wasim: 8800865284

पंजीकरण संख्या: **IBBI/IPA-001/IP-00118/2017-18/10253**
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