

E-AUCTION SALE NOTICE UNDER IBC, 2016				
M/s Pai Khot Infra Private Limited (in Liquidation)				
Regd. Office: Ground Floor, D S Residency Murida, Fatorda, South Goa, Margao, Goa, India, 403602				
Bids are invited through e-auction platform https://ibbi.baanknet.com for sale of following assets of M/s Pai Khot Infra Private Limited reg. 37A and Schedule I of IBBI (Liquidation Process) Regulations, 2016				
DETAILS ASSETS TO BE SOLD UNDER REGULATIONS 37A and SCHEDULE 1 OF LIQUIDATION REGULATIONS	Manner of sale	Reserve Price (Rs.)	EMD (Rs.)	Incremental Bid Amount (Rs.)
IAs under PUFEE "Recovery towards the contributions as directed by the Hon'ble Adjudicating Authority vide order dated 24.02.2026 disposing the Application under Section 66 of IBC, 2016 IA/4463/2024 & Application under Section 43 of IBC, 2016 IA/4042/2024"	Not Readily Realizable Assets (NRRRA) under Regulation 37A and Schedule 1 of the IBBI (Liquidation Process) Regulations, 2016	45,00,000	4,50,000	22,500
Securities and Financial Assets (SFA) comprising, Long-term Loans & Advances and Cash & Cash Equivalents		33,200	3,000	100
Total		45,33,200	4,53,000	22,600
Last Date of Remittance of EMD (including extension)	14.10.2026			
E-Auction Date and Time	17.10.2026 (From 11:00 AM to 01:00 PM)			
1. Interested applicants may refer to e-Auction Process Information Document for detailed terms and conditions of online E-Auction, BID form, Eligibility Criteria, Declaration by Bidders, EMD requirement etc., available at https://ibbi.baanknet.com. 2. Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the BAANKNET auction platform https://ibbi.baanknet.com 3. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through the BAANKNET auction platform: https://ibbi.baanknet.com 4. The undertaking referred in clause 2 hereinabove should state that the prospective bidder does not suffer from any ineligibility under section 29A of the Code to the extent applicable. <i>Prospective bidders may note that if found ineligible at any stage, the EMD shall be forfeited as per IBBI, vide Circular No. IBBI/LIQ/84/2025 dated 28th March, 2025.</i> 5. Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the e-Wallet and clicking “Participate” for the respective auction. Name of Eligible Bidders will be identified and conveyed by Liquidator to participate in online e-auction on the portal www.baanknet.com . The interested bidder should create their User ID & Password in the auction portal and deposit their EMD amount in the E- Wallet of the portal. For any query regarding the e-auction portal, reach out to BAANKNET (Bank Asset Auction Network), Email ID support. baanknet@psballiance.com, Mobile No: +91 8291220220. 6. The maximum time allowed to the Successful Bidder for making payment of balance Sale Consideration (i.e., accepted Bid Amount plus other applicable taxes/ duties after set-off / adjustment of EMD received) along with interest due is 90 days from the date of LOI. 7. It is clarified that, this invitation purports 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. Liquidator has right to extend /defer /cancel and/or modify, delete any of the terms and conditions including timelines of E-Auction at his discretion in the interest of Liquidation Process and has right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction. 8. E-Auction shall be conducted on "AS IS WHERE IS", "AS IS WHAT IS" "WHATEVER THERE IS" and "NO RECOURSE" basis only.				
Date: 03.10.2026 Place: Faridabad	Sd/- Sunil Kumar Agrawal Liquidator – Pai Khot Infra Private Limited (in Liquidation) IBBI Reg. No.: IBBI/IPA-002/IP-N00081/2017-18/10222 AFA No. AA2/10222/02/311226/204184 Valid upto 31.12.2026 Correspondence Add: 904, GF, Sector-7C, Faridabad-121006			

