SALE NOTICE UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016
EPITOME PETROCHEMICAL PRIVATE LIMITED (IN LIQUIDATION)

CIN: U24249WB2007PTC117196;
Registered Office: 7 PRAFULLA SARKAR STREET KOLKATA WB 700013, India
(A company under liquidation process pursuant to an order dated 2nd August, 2023 passed by Hon'ble NCLT, Kolkata Bench)
Office of the Liquidator: 16/2, Temple Gardens, New Alipore, Kolkata - 700053, India

Epitome Petrochemical Pvt Ltd. **("Epitome" or "Corporate Debtor")** is currently undergoing liquidation process in accordance with the provisions of the Insolvency & Bankruptcy Code, 2016 **("IBC")** pursuant to Order of the Hon'ble National Company Law Tribunal, Kolkata Bench, dated August 2, 2023 and Mr. Anubrata Gangoly has been appointed as its liquidator.

Notice of sale is hereby given under IBC and Regulations made thereunder pursuant to consultation and advice of the Committee of Creditors, as constituted under the IBBI (Liquidation Process) Regulations, 2016, at its meeting held on 26.10.2026 inviting EOI, Bid Application Form and Annexures together with relevant documents from prospective bidders interested in participating in E-Auction for purchase of the following set of assets of the corporate debtor on "as on where on basis", "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis". Bids to be submitted through the e-auction platform of BaankNet via website **https://baanknet.com**/ before the date stipulated and the highest eligible bidder therefrom will be declared by them as the 'firm bidder'. The E-Auction will be conducted through the service provider, BaankNet via website **https://baanknet.com**/ as per the details stated hereunder:

SALE OF SET OF ASSETS COLLECTIVELY REPRESENTING LAND & BUILDING AND PLANT & MACHINERY UNDER REGULATION 32(c) OF THE INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (LIQUIDATION PROCESS) REGULATIONS, 2016 BY E-AUCTION ON 21.11.2026 BETWEEN 11 AM AND 1 PM

Set no.	Set of assets to be sold collectively	Reserve Price (Rs in lacs)	EMD (Rs in lacs) [at 10% of Reserve Price]	Incremental bidding value during E-Auction (Rs in Lacs)
1.	99 years leasehold land* (lease commencing 27.11.2007) measuring 3.24 acres as per lease deed, situated at Plots 163,132,179 &194 Namli, Tumlabung, Ranipool, East Sikkim - 737135. (Re-measurement revealed that plots are disjoint and partially encroached and acquired) * to be seen in light of Notification no.: 8/06/GOS/LR & DMD/Acq dt 16.08.2014 Land consisting of 14000sq ft prefabricated factory shed, 2000 sq ft furnished Admin block, 6000 sq ft RCC construction accommodation, 5000 sq ft RCC construction godown, internal roads, walls etc. Machinery including 3 sets of Husky Hypet 120 (P85/95), 2 sets of 415/332KVA Volvo Generator, ABB 1000KVA Transformer, Electric Distribution panel and 300KVA Emesron UPS	363.6	36.36	1.00

Relevant Due Dates for E-Auction of the Blocks of Assets as uploaded on 3 November 2026

Type of Event	Timeline
Site/Plant inspection by Prospective Bidders up to	**17.11.2026**
Last Date for furnishing Earnest Money Deposit (EMD), declaration of eligibility u/s 29A and documents in support thereof	**19.11.2026**
Date of E-Auction	**21.11.2026**

The major terms and conditions of the E - Auction are as follows: -

a) The sale will be subject to orders of the Hon'ble NCLT, Hon'ble NCLAT, Hon'ble High Courts, Hon'ble Supreme Court of India and the provisions of the Insolvency and Bankruptcy Code, 2016 along with Regulations framed thereunder including guidelines released by the IBBI. Interested parties should regularly email at **support.baanknet@psballiance.com** for access to E-Auction Process Information Document and other relevant information including updates required for participation in the E-Auction. All terms and conditions of the E-Auction Process Information Document including all addendums, corrigenda and clarifications provided thereto shall be deemed to have been incorporated in this Sale Notice. Prospective bidders can seek clarification from the Liquidator.

b) It is clarified that this is not an offer document.

c) E - Auction will be conducted on "As on where on basis", "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse basis". Such sale would be without any kind of warranties and indemnities from the Liquidator.

d) Details of E - Auction Platform: _**https://bankeauctions.com**

e) Interested parties are requested to submit their EOIs, application, affidavit, undertaking, etc. in the prescribed format electronically through the auction platform **(https://baanknet.com/)**. The E - Auction Process Information Document in this regard providing detailed terms and conditions applicable to the E - Auction process along with Bid application and other forms can be downloaded from the website **https://baanknet.com/**

f) The E-auction will be conducted on the scheduled date between 11 AM and 1 PM with unlimited extension of five minutes each.

g) All applicable taxes and other levies will be borne by the successful bidder.

h) Prospective bidders are required to furnish EMD in terms of the E-Auction Process Information Document after completion of Due Diligence to their satisfaction. The prospective bidders are also required to submit a declaration under clause 1 (5A) of Schedule I to the IBBI (Liquidation) Regulations, 2016, that they are eligible u/s 29A of The Insolvency and Bankruptcy Code, 2016 and that if they are found ineligible at any later date, their EMD will stand forfeited. Accordingly, EMD will be forfeited if found ineligible u/s 29A of The Insolvency and Bankruptcy Code, 2016 in accordance with clause 1 (12D) of Schedule I to IBBI (Liquidation) Regulations, 2016. The firm bidder, as declared by the e-auction platform, will be required to make his balance payment in terms of clause 1(12) of Schedule I to IBBI (Liquidation) Regulations, 2016, failing which his EMD will be forfeited. EMDs of unsuccessful and otherwise eligible bidders shall be refunded in accordance with the IBBI (Liquidation) Regulations, 2016

I) EMD to be furnished to the wallet of the of the auction portal through the registered account of bidder.

Sd/-
Anubrata Gangoly
Liquidator
Epitome Petrochemical Private Limited (in liquidation)
IBBI: IPA-001/IP-P-02662/22-23/14072
AFA: IBBI/IPA-001/IP-P-02662/2022-2023/14072 valid till 30.06.2027
cirp.eppl@gmail.com / +91 9836688828

Place: Kolkata
Date: 03.11.2026