7th E-AUCTION SALE NOTICE UNDER IBC, 2016

M/s Pratibha Skyscrapers Private Limited (in Liquidation)
Regd. office: Pl No. 49-50, Ramnagar Tal Karveer, Kolhapur 416005,
Maharashtra, India

Bids are invited through e-auction platform https://ibbi.baanknet.com for sale of following assets of M/s Pratibha Skyscrapers Private Limited forming part of Liquidation Estate by the Liquidator u/s. 35 (f) of IBC, 2016 r/w reg. 32 and Schedule I of IBBI (Liquidation Process) Regulations, 2016

DETAILS ASSETS TO BE SOLD UNDER REGULATIONS 32(a) TO (d) OF LIQUIDATION REGULATIONS	Manner of sale	(Rs Reserve Price.)	EMD (Rs.)	Incremental Bid Amount (Rs.)
I. Land: Open NA land admeasuring 31670.80 Sq. Mtrs Area having 267 plots located at Gat No 182, Dhekri, Tal - Tuljapur, Dist. - Osmanabad, Maharashtra	Sale of Assets of the Corporate Debtor under Regulation 32 (a) of IBBI (Liquidation Process) Regulations, 2016	2,41,01,025	24,10,102.5	10,00,000
II. Securities and Financial Assets (SFA)	Not Readily Realizable Assets under Regulation 37A of the IBBI (Liquidation Process) Regulations, 2016	1,06,70,252.17	10,67,025.22	1,00,000
Last Date of Remittance of EMD	26.11.2026			
E-Auction Date and Time	28.11.2026 (From 10:00 AM to 12:00 Noon)			

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. *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.*
5. Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the eWallet 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 EWallet 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: 06.11.2026

Place: Mumbai

Sd/-
Ms. Jovita Reema Mathias
Liquidator – Pratibha Skyscrapers Private Limited (in Liquidation)
IBBI Reg. No.: IBBI/IPA-002/IP-N00337/2017-18/10941
Add: 301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala Andheri Kurla Road, Andheri East, Mumbai 400093.

AMBA ENTERPRISES LIMITED

Regd.Off: S. No. 132, H No. 1/4/1, Pramraj Industrial Estate, Shed No. B-2,3,4, Dalvi Wadi, Nanded Phata, Pune–411041.
CIN : L99999PN1992PLC198612, Phone No. : 022-28701692 Email Id : ambaltd@gmail.com Website : www.ambaltd.com

Statement of unaudited financial results for the quarter and half year ended September 30, 2026 — Rs. in Lacs

Particulars	Quarter ended 30-09-2026 Unaudited	Quarter ended 30-06-2026 Unaudited	Quarter ended 30-09-2025 Unaudited	Half Year ended 30-09-2026 Unaudited	Half Year ended 30-09-2025 Unaudited	Year ended 31-03-2026 Audited
1 Total revenue from Operations	10,069.02	10,068.38	9,724.07	20,137.40	18,668.83	38,992.54
2 Net Profit/(Loss) for the period (before Tax, Exceptional)	339.72	314.24	290.37	653.96	528.12	1,114.45
3 Net Profit/(Loss) for the period before Tax,(after Exceptional)	339.72	314.24	290.37	653.96	528.12	1,114.45
4 Net Profit/(Loss) for the period after Tax (after Exceptional)	250.82	232.58	221.60	483.40	389.33	816.92
5 Total Comprehensive income for the period (comprising Profit/(Loss) for the period (after Tax) and other Comprehensive Income (after tax)	250.82	232.58	221.37	483.40	388.88	820.13
6 Equity Share capital	633.02	633.02	633.02	633.02	633.02	633.02
7 Other Equity	4,730.73	4,479.91	3,911.03	4,730.73	3,911.03	4,342.28
8 Earning per share (of Rs.5/- each) (not annualized						
1. Basic	1.98	1.84	1.75	3.82	3.08	6.45
2. Diluted	1.98	1.84	1.75	3.82	3.08	6.45

Notes:

a) The above is an extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Financial Results are available on the websites.

For AMBA ENTERPRISES LIMITED
Sd/-
Mr. Ketan H. Mehta
(Manging Director)
DIN- 01238700

Place : Pune
Date: 04/11/2026

Suratwwala

Promising Excellence

Add: Plot No A6-A7, Tower A, Office No, 1602, 1603, 1604, 1605 GBB, Kothrud, Pune, Pune City, Maharashtra, India,411038
CIN: L45200PN2008PLC131361
Tel: 020-25434392, Mail Id: suratwwala@suratwwala.co.in web: www.suratwwala.co.in

STATEMENT OF UN-AUDITED FINANCIAL RESULTS (STANDALONE AND CONSOLIDATED) FOR THE 2nd QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2026

The Board of Directors of the Company, at the meeting held on Wednesday, November 4, 2026, approved the Un-Audited Standalone and Consolidated Financial Results of the Company for the 2nd Quarter and half year ended as on September 30 2026, along with Limited review report as issued by the Statutory Auditors of the Company.

The Financial Results along with the Limited Review Report, have been posted on the Company's website at https://www.suratwwala.co.in/pdf/board-of-directors-meeting/2026-27/BM_Outcome_04112026signed.pdf and can be accessed by scanning the below QR code.

Date: 05.11.2026
Place: Pune

FOR SURATWWALA BUSINESS GROUP LIMITED
Sd/-
Ms. Pooja Thorave
Company Secretary & Compliance Officer
Membership No: A74339

7th E-AUCTION SALE NOTICE UNDER IBC, 2016
M/s Pratibha Skyscrapers Private Limited (in Liquidation)
Regd. office: Pl No. 49-50, Ramnagar Tal Karveer, Kolhapur 416005, Maharashtra, India

Bids are invited through e-auction platform https://ibbi.baanknet.com for sale of following assets of M/s Pratibha Skyscrapers Private Limited forming part of Liquidation Estate by the Liquidator u/s. 35 (f) of IBC, 2016 r/w reg. 32 and Schedule I of IBBI (Liquidation Process) Regulations, 2016

DETAILS ASSETS TO BE SOLD UNDER REGULATIONS 32(a) TO (d) OF LIQUIDATION REGULATIONS	Manner of sale	(Rs Reserve Price.)	EMD (Rs.)	Incremental Bid Amount (Rs.)
I. Land: Open NA land admeasuring 31670.80 Sq. Mtrs Area having 267 plots located at Gat No 182, Dhekri, Tal - Tuljapur, Dist. - Osmanabad, Maharashtra	Sale of Assets of the Corporate Debtor under Regulation 32 (a) of IBBI (Liquidation Process) Regulations, 2016	2,41,81,025	24,18,102.5	10,00,000
II. Securities and Financial Assets (SFA)	Not Readily Realizable Assets under Regulation 37A of the IBBI (Liquidation Process) Regulations, 2016	1,06,70,252.17	10,67,025.22	1,00,000
Last Date of Remittance of EMD	26.11.2026			
E-Auction Date and Time	28.11.2026 (From 10:00 AM to 12:00 Noon)			

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. 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.
5. Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the eWallet 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 EWallet 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 8291520220.
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.**

Sd/-
Ms. Juvita Reema Mathias
Liquidator – Pratibha Skyscrapers Private Limited (in Liquidation)
IBBI Reg. No.: IBBI/IPA-002/IP-N000337/2017-18/10941
Add: 301, 3rd Floor, Sagrabh Bldg., Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai 400093

Date: 06.11.2026
Place: Mumbai

Shree Warana Sahakari Bank Ltd., Warananagar

HEAD OFFICE : Warananagar, Tal. Panhala, Dist. Kolhapur - 416 113. Fax : 224192, Ph. (02328) 224286/87, E mail : info@waranabank.com

POSSESSION NOTICE

Whereas; the undersigned being the Authorized Officer of **Shree Warana Sahakari Bank Ltd., Waranangar** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated **10/08/2026** calling upon: **(1) Shri. Sabir Sinkandar Bagwan** (Borrower), R/o. - **484 K/22, Flat Unit No. 41 & 42 Green Park Colony, Kadamwadi Road, Kolhapur; (2) Shri. Amit Manohar Athavale** (Guarantor), R/o. - **Plot No. 46, Hindurao Ghatage Colony, Kadamwadi Road, Kolhapur; (3) Shri. Suhel Allabaksh Bagwan** (Guarantor), R/o. - **1594, Somvarpeth, 'C' Ward, Kolhapur; (4) Shri. Sikandar Gulab Bagwan** (Guarantor), R/o. - **484 K/22, Flat Unit No. 41 & 42 Green Park Colony, Kadamwadi Road, Kolhapur; (5) Shri. Mohasin Sikandar Bagwan** (Guarantor), R/o. - **484 K/22, Flat Unit No. 41 & 42 Green Park Colony, Kadamwadi Road, Kolhapur,** to repay the amount mentioned in the said demand notice dated **10/08/2026** being **Rs. 22,62,597.82 (Rupees Twenty Two Lakh Sixty Two Thousand Five Hundred Ninety Seven Rupees Eighty Two Paisa only)** as on **31/07/2026** with further interest at the contractual rate of interest, cost, expenses etc., thereon within 60 days from the date of the said demand notice.

The borrower, Guarantors and others having failed to repay the amount, the undersigned in exercise of powers conferred under section 13(4) and rule 9 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, has taken the **Symbolic Possession** of secured asset as mentioned below on **02/11/2026**.

Notice is hereby given to the borrower and others in particular and to the public in general that the undersigned has taken **Symbolic** Possession of the property mentioned herein below.

The borrower and others in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Shree Warana Sahakari Bank Ltd., Waranangar** for an amount of being **Rs. 22,62,597.82 (Rupees Twenty Two Lakh Sixty Two Thousand Five Hundred Ninety Seven Rupees Eighty Two Paisa only)** as on **31/07/2026** and further interest at the contractual rate, cost and expenses etc. thereon.

DESCRIPTION OF PROPERTY

All that piece & parcel of **Flat Unit No. 41** area admeasuring **25.00 Sq.Mtrs.** super built up (21.00 Sq.Mtrs. builtup) and **Flat Unit No. 42** area admeasuring **25.00 Sq.Mtrs.** super built up (21.00 Sq.Mtrs. builtup) on Ground Floor of 'Green-Park Colony' Apartment type building which is constructed on Plot No. 25 in C.T.S. No. 484K/22 area admeasuring 469.7 Sq.Mtrs. situated at 'E' Ward, Kasaba Bavada, Kolhapur and within the limits of Kolhapur Municipal Corporation which is owned and possessed by borrower **Shri. Sabir Sinkandar Bagwan**.

Sd/-
Authorized Officer,
Shree Warana Sahakari Bank Ltd., Warananagar.

Date : 06/11/2026.
Place: Kolhapur.

Shree Warana Sahakari Bank Ltd., Warananagar

HEAD OFFICE : Warananagar, Tal. Panhala, Dist. Kolhapur - 416 113. Fax : 224192, Ph. (02328) 224286/87, E mail : info@waranabank.com

POSSESSION NOTICE

Whereas; the undersigned being the Authorized Officer of **Shree Warana Sahakari Bank Ltd., Waranangar** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated **09/07/2026** calling upon: **(1) Shri. Mahesh Baburao Khadre** (Borrower), R/o. - **Plot No. 19/20, Jivaba Nana Jadhav Park, Radhanagari Road, Kolhapur; (2) Sou. Sunita Baburao Khadre** (Co-borrower), R/o. - **Plot No. 19/20, Jivaba Nana Jadhav Park, Radhanagari Road, Kolhapur; (3) Shri. Vilas Shamrao Bhanage** (Guarantor), R/o. - **2715-2, Shipugade Talim, Shukruwar Peth, 'D' ward, Kolhapur; (4) Shri. Balaso Hindurao Patil** (Guarantor), R/o. - **Kamur Tal. Kagal, Dist. Kolhapur; (5) Sou. Sneha Mahesh Khadre** (Guarantor), R/o. - **Plot No. 19/20, Jivaba Nana Jadhav Park, Radhanagari Road, Kolhapur; (6) Shri. Kiran Dinkar Shelake** (Guarantor), R/o. - **Hanuman Galli, Shelakewadi, Post. Vashi, Tal. Karveer, Dist. Kolhapur,** to repay the amount mentioned in the said demand notice dated **09/07/2026** being **Rs. 19,54,835.06 (Rupees Nineteen Lakh Fifty Four Thousand Eight Hundred Thirty Five and Paise Six only)** as on **30/06/2026** with further interest at the contractual rate of interest, cost, expenses etc., thereon within 60 days from the date of the said demand notice.

The borrower, Guarantors and others having failed to repay the amount, the undersigned in exercise of powers conferred under section 13(4) and rule 9 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, has taken the **Symbolic Possession** of secured asset as mentioned below on **30/10/2026**.

Notice is hereby given to the borrower and others in particular and to the public in general that the undersigned has taken **Symbolic** Possession of the property mentioned herein below.

The borrower and others in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Shree Warana Sahakari Bank Ltd., Waranangar** for an amount of being **Rs. 19,54,835.06 (Rupees Nineteen Lakh Fifty Four Thousand Eight Hundred Thirty Five and Paise Six only)** as on **30/06/2026** and further interest at the contractual rate, cost and expenses etc. thereon.

DESCRIPTION OF PROPERTY

All that piece and parcel of **Plot No. R-19** area admeasuring **50.00 Sq.Mtrs. & RCC building** thereon area admeasuring **24.81 Sq.Mtrs. & Plot No. R-20** area admeasuring **50.00 Sq.Mtrs. & RCC Building** thereon area admeasuring **24.81 Sq.Mtrs.** bearing R.S. No. 1031/1A, 1031/1/B situated at Jivaba Nana Park, 'A' ward, Kolhapur and within the limits of Kolhapur Municipal Corporation which is owned by Borrower **Shri. Mahesh Baburao Khadre** & Co-Borrower **Sou. Sunita Baburao Khadre**.

Sd/-
Authorized Officer,
Shree Warana Sahakari Bank Ltd., Warananagar.

Date : 06/11/2026.
Place: Kolhapur.

Shree Warana Sahakari Bank Ltd., Warananagar

HEAD OFFICE : Warananagar, Tal. Panhala, Dist. Kolhapur - 416 113. Fax : 224192, Ph. (02328) 224286/87, E mail : info@waranabank.com , waranabank.recovery@gmail.com

POSSESSION NOTICE

Whereas; the undersigned being the Authorized Officer of **Shree Warana Sahakari Bank Ltd., Waranangar** under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued demand notice dated **24/07/2026** calling upon: **(1) M/s. Venkatesh Enterprises**, Prop. **Shri. Sharad Tanaji Dehmukh** (Borrower), R/o. - **Mahalaxmi Bunglow, Dharan Road, Bhise Mala, Patil Galli, Sangliwadi, Sangli, Tal. Miraj, Dist. Sangli; (2) Sou. Madhuri Sharad Deshamukh** (Guarantor), R/o. - **Mahalaxmi Bunglow, Dharan Road, Bhise Mala, Patil Galli, Sangliwadi, Sangli, Tal. Miraj, Dist. Sangli; (3) Shri. Govinda Dagadu Koli** (Guarantor), R/o. - **Koliwada, Near Maruti Mandir, Sangliwadi, Sangli, Tal. Miraj, Dist. Sangli; (4) Sou. Smita Sachin Deshmukh** (Guarantor), R/o. - **Mahalaxmi Bunglow, Dharan Road, Bhise Mala, Patil Galli, Sangliwadi, Sangli, Tal. Miraj, Dist. Sangli; (5) Shri. Shashikant Mahipat Patil** (Guarantor), R/o. - **Room No. 342, Sector Jay Shivaji Nagar, Net Wadala Depo, GD Ambekar Road, Wadala Mumbai,** to repay the amount mentioned in the said demand notice dated **24/07/2026** being **Rs. 12,85,574/- (Rupees Twelve Lakh Eighty Five Thousand Five Hundred Seventy Four only)** as on **20/07/2026** with further interest at the contractual rate of interest, cost, expenses etc., thereon within 60 days from the date of the said demand notice.

The borrower, Guarantors and others having failed to repay the amount, the undersigned in exercise of powers conferred under section 13(4) and rule 9 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, has taken the **Symbolic Possession** of secured asset as mentioned below on **30/10/2026**.

Notice is hereby given to the borrower and others in particular and to the public in general that the undersigned has taken **Symbolic** Possession of the property mentioned herein below.

The borrower and others in particular and the public in general are hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Shree Warana Sahakari Bank Ltd., Waranangar** for an amount of being **Rs. 12,85,574/- (Rupees Twelve Lakh Eighty Five Thousand Five Hundred Seventy Four only)** as on **20/07/2026** and further interest at the contractual rate, cost and expenses etc. thereon.

DESCRIPTION OF PROPERTY

1. All the type of stock of row & final brick kiln & book debts in business.
2. All that piece and parcel of the non agricultural property of **Gat No. 204/1/A/1** area adm **0 H - 23 R** out of area adm 0 H - 93 R situated at Sangliwadi, Tal. Miraj, Dist. Sangli and within the limit of Sangli - Miraj - Kupwad Municiple Corporation which is owned by Guarantor **Sou. Madhuri Sharad Deshmukh**.
3. All that piece and parcel of the non agricultural property of **Gat No. 203/3/A/2** area adm **0 H - 12 R** out of area adm 0H-42R situated at Sangliwadi, Tal. Miraj, Dist. Sangli and within the limit of Sangli - Miraj - Kupwad Municiple Corporation which is owned by Guarantor **Sou. Smita Sachin Deshmukh**.
4. All that piece and parcel of the non agricultural property of **Gat No. 203/3/A/2** area adm **0 H - 30 R** out of area adm 0H - 42R situated at Sangliwadi, Tal. Miraj, Dist. Sangli and within the limit of Sangli - Miraj - Kupwad Municiple Corporation which is owned by Guarantor **Shri. Sahshikant Mahipat Patil**.

Sd/-
Authorized Officer,
Shree Warana Sahakari Bank Ltd., Warananagar.

Date : 06/11/2026.
Place: SANGLI.

UNIPARTS INDIA LIMITED

Regd Office : Gripwel House, Block-5, Sector C 6 & 7, Vasant Kunj, New Delhi -110070
Corporate Office: 1st Floor, B 208, A1 & A2, Phase-II, Noida-201305, U.P., India
CIN : L74899DL1994PLC061753, Ph. No. : +91 120 458 1400
Email : compliance.officer@uniquipsgroup.com; Website : www.unipartsgroup.com

UNIPARTS GROUP

Extract of Standalone and Consolidated Unaudited financial results for the for the half year ended September 30, 2026 — (INR in Millions)

STANDALONE

Sr. No.	Particular	Quarter Ended			Half Year Ended		Year Ended
		30-09-2026	30-06-2026	30-09-2025	30-09-2026	30-09-2025	31-03-2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income from operations	2,583.75	1,999.89	2,138.89	4,583.64	3,813.70	8,205.18
2	Net Profit/(Loss) for the period (Before Tax, Exceptional and/or Extraordinary Items)	698.23	305.07	527.19	1,003.30	723.97	1,761.43
3	Net Profit/(Loss) for the period before Tax (After Exceptional and/or Extraordinary Items)	698.23	305.07	527.19	1,003.30	723.97	1,733.38
4	Net Profit/(Loss) for the period after tax (After Exceptional and/or Extraordinary Items)	615.98	230.01	473.44	845.99	619.70	1,502.26
5	Total Comprehensive income for the period	632.31	241.48	444.40	873.79	574.99	1,449.77
6	Paid-up Equity Share Capital (face value of Rs.10 per share)	451.61	451.43	451.34	451.61	451.34	451.43
7	Reserve excluding Revaluation Reserves as at Balance Sheet date						5,064.65
8	EARNINGS PER EQUITY SHARE OF FACE VALUE OF RS. 10 EACH						
	Basic Earning Per Share (EPS) (In Rs.) (*Not annualised)	13.64*	5.09*	10.49*	18.73*	13.73*	33.28
	Diluted Earning Per Share (EPS) (In Rs.) (*Not annualised)	13.60*	5.08*	10.49*	18.68*	13.73*	33.25

CONSOLIDATED — (INR in Millions)

Sr. No.	Particular	Quarter Ended			Half Year Ended		Year Ended
		30-09-2026	30-06-2026	30-09-2025	30-09-2026	30-09-2025	31-03-2026
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income from operations	3,837.06	3,551.92	2,827.28	7,388.98	5,618.78	11,880.06
2	Net Profit/(Loss) for the period (Before Tax, Exceptional and/or Extraordinary Items)	728.71	745.56	505.06	1,474.27	951.62	2,090.60
3	Net Profit/(Loss) for the period before Tax (After Exceptional and/or Extraordinary Items)	728.71	745.56	505.06	1,474.27	951.62	2,056.41
4	Net Profit/(Loss) for the period after tax (After Exceptional and/or Extraordinary Items)	544.26	566.09	393.85	1,110.35	738.49	1,583.16
5	Total Comprehensive income for the period	548.94	582.04	369.68	1,130.98	679.41	1,515.62
6	Paid-up Equity Share Capital (face value of Rs.10 per share)	451.61	451.43	451.34	451.61	451.34	451.43
7	Reserve excluding Revaluation Reserves as at Balance Sheet date						8,252.96
8	EARNINGS PER EQUITY SHARE OF FACE VALUE OF RS. 10 EACH						
	Basic Earning Per Share (EPS) (In Rs.) (*Not annualised)	12.05*	12.54*	8.72*	24.59*	16.36*	35.07
	Diluted Earning Per Share (EPS) (In Rs.) (*Not annualised)	12.02*	12.50*	8.72*	24.52*	16.36*	35.04

Notes:

1 The above is an extract of the detailed format of Statement of Unaudited Standalone and Consolidated Financials Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015. The detailed financial result and this extract were reviewed and recommended by the Audit committee and approved by the Board of Directors of the company at their respective meeting held on 4th November 2026.The full format of Statement of the Unaudited Standalone and Consolidated Financial Results are available on the company's website (https://www.unipartsgroup.com/home/quarterly_financial_results) and on the website of the National Stock Exchange of India Limited (www.nseindia.com) and BSE Limited (www.bseindia.com).The same can also be accessed by scanning the QR code provided below.

2 The Company operates primarily in the business of manufacturing of Linkage Parts and Components for Off-Highway Vehicles. Chief Operating Decision Maker (CODM), evaluates the company's performance, based on the analysis of the various performance indicators of the company, the Chief Operating Decision Maker (CODM) has decided that there is no reportable segment for the Company.

FOR AND ON BEHALF OF THE BOARD

Tanushree Bagrodia
(Whole-time Director)
[DIN: 06965596]

Place: Noida, U.P.
Dated : 4th November, 2026

पंचांग

- शुक्रवार, दिनांक ६ नोव्हेंबर २०२५
- प्रतिपदा पूर्ण रात्री ११.५८, नंतर द्वितीया समाप्ती १९.४८, शोभन संवत् २०८२, शालिवाहन संवत्सर, विलंबन अयन, शरद ऋतु, दक्षिणायन.
- नक्षत्रांकडे, चंद्र राशीचे आहारी - उत्तर रात्र, दिवस - उत्तर.
- पूर्वांतर : ६.३३ रा., सूर्यास्त : ६.०१ सा.
- मेघ वारा : दक्षिणेकडे १४.३० ते १५.३०

राशिभविष्य

- मेष : कुशल संवाद साधून कौशल्य, युक्तीचा आपणांस लाभ होईल.
- वृषभ : जिद्दीचे कामांचे फळ मिळेल. मनासारखे घडेल.
- मिथुन : मनी नसतांना घडणाऱ्या घटना आपणास विचार करण्यास भाग पाडतील.
- कर्क : आपणांस कुणाचा तरी आधार वाटेल. मनाप्रमाणे घडेल.
- सिंह : आपणांस कुणाचा तरी आधार वाटेल. मनाप्रमाणे घडेल.
- कन्या : कौशल्याचे काम आपणास यश देत. तरीही गर्व नसावा.
- तूळ : जिद्दीचे कामांचे फळ मिळेल. मनासारखे घडेल.
- वृश्चिक : आपणांस कुणाचा तरी आधार वाटेल. मनाप्रमाणे घडेल.
- धनु : कौशल्याचे काम आपणास यश देत. तरीही गर्व नसावा.
- मकर : कौशल्याचे काम आपणास यश देत. तरीही गर्व नसावा.
- कुंभ : आपणांस कुणाचा तरी आधार वाटेल. मनाप्रमाणे घडेल.
- मीन : आपणांस कुणाचा तरी आधार वाटेल. मनाप्रमाणे घडेल.

व्यक्तिविशेष | अकाल तिलांजली

अकाल विलंब हे अनेकांचे सोबती असतात. अनेकांना अनेक परिस्थितीत अकाल अनेकांची अनेकांनी महाप्रस्थानाची पूजा असते. १८ नोव्हेंबरची १८७१ रोजी असाच विलंब त्यांना जन्म घेताना त्यांचे पालक गमावून बसतो होते. त्यांची इवई माता वयाच्या पाचव्याही दुर्लभ ठरू शकते, म्हणून आईने त्यांना विलंबने बघितले. अकाल निधन यांची संकलीत कामांची यादीच तयार होईपर्यंत त्यांनी मागारे १८७३ साली सुरू झाली. इतिहासात या वास्तवात जमाता अनेकांना निराशजनक वातावरण त्यांनी घर सोडले. १८७५ साली ते पुन्हा अकाल आले. मिळेनिनिमाला. निधून गेले. अकाल निधन. यांनी तुलसीची प्रतीक्षा वाराणसी येथेच घेतला. १८८५ साली निर्धनतेत यांनी महाराष्ट्रातली तीर्थक्षेत्री. आणि निराशजनक यांनी मिळवली होती. आणि निराशजनक यांनी मिळवली होती. तरीही अकालमरणाचा ज्ञानेश्वरीचा लाल गाठले सुरूवात नवे यांनी लावले. त्यांनी जनजागरण, शेतीचा आणि अर्थसंकट या समाजाचे उत्थान करण्याचा त्यांनी चंग बांधले. मुलांसाठीची पहिली शाळा, अकाल निधन. यांनी तुलसीची प्रतीक्षा वाराणसी येथेच घेतला. १८८५ साली निर्धनतेत यांनी महाराष्ट्रातली तीर्थक्षेत्री

E-AUCTION PROCESS MEMORANDUM

Invitation for Bids for E-Auction of Assets of Pratibha Skyscrapers Private Limited (in Liquidation) under the provisions of the Insolvency and Bankruptcy Code, 2016 ('Code') by an Order of the Hon'ble National Company Law Tribunal ('NCLT'), Mumbai Bench dated 13th July 2022.

E-Auction to be conducted in accordance with Regulation 32 (1) read with Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ('Liquidation Regulations').

Date of Public Announcement

06.11.2026

Date of E-Auction

28.11.2026

Online Portal

https://ibbi.baanknet.com/

Issued by:

Ms. Jovita Reema Mathias

Liquidator for Pratibha Skyscrapers Private Limited

IBBI Reg. No.: IBBI/IPA-002/IP-N00337/2017-2018/10941

I, Jovita Reema Mathias have been appointed as the Liquidator of Pratibha Skyscrapers Private Limited (in Liquidation) by the Hon'ble NCLT, Mumbai Bench vide its Order dated 13th July 2022 to conduct the liquidation process in accordance with Insolvency and Bankruptcy Code, 2016 read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

Contact Details:

Address: 301, 3rd Floor, Saurabh Bldg., Chakala, Opp. Dominos, Andheri Kurla Road, Andheri (East), Opp. Dominos, Mumbai - 400093, Maharashtra.

Email ID: cirp.pratibhaspl@gmail.com ; ip.reemajm@gmail.com

Notes:

1. This E-Auction Process has been drawn in accordance with the provisions of Insolvency and Bankruptcy Code, 2016 read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. ("Liquidation Regulations")
2. This E-Auction Process Information Document is issued only for the Interested Bidders.
3. Terms and Conditions, deadlines etc. for participating in the E-Auction are provided in the E-Auction Process Information Document. As there is no functional website of Pratibha Skyscrapers Private Limited (in Liquidation), hence the timelines, notifications, updates and other details for the E-Auction Process can be sought by emailing on cirp.pratibhaspl@gmail.com.
4. This E-Auction is to be conducted as per IBBI Circular No. No. IBBI/LIQ/84/2025 dated 28th March,2025. Bidders desirous to submit their Bid have to submit their Bids on E-Auction Portal https://ibbi.baanknet.com/
5. The Liquidator reserves right to change any terms and conditions at any time during E-Auction. The Liquidator has right to cancel or defer E-Auction partly or completely at any time, without attributing any reasons.

DISCLAIMER

1. This E-Auction Process Information Document is issued by Ms. Jovita Reema Mathias, the Liquidator appointed by NCLT, Mumbai Bench in the matter of Pratibha Skyscrapers Private Limited (in Liquidation) for general information purposes only.

2. The purpose of this document is to lay out the process for submitting the E-Auction Bids for the Assets of Pratibha Skyscrapers Private Limited ('Corporate Debtor' in Liquidation) in accordance with the Code and Liquidation Regulations.

3. This document is not a statutory document and it has not been approved or registered with any regulatory or statutory authority of Government of India or any State Government. Nothing herein or in materials relating to the E-Auction Process Information Document should be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator.

4. It is to be noted that no information being provided in this E-Auction Process Information Document claims to be comprehensive; independent due diligence of the intended users of this document or the bidders is highly recommended.

5. This E-Auction Process Information Document and information contained herein or disclosed should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient, without prior written approval from the Liquidator.

6. Neither the Liquidator, nor his/her Associates or Auctioneers etc., if any, shall be liable for any damages, whether direct or indirect, including loss of revenue or profits that may arise from or in connection with the use of this E-Auction Process Information Document, including for the E-Auction Participant not being selected as a Successful Auction Participant or on account of any decision taken by the Liquidator.

7. Further, apart from the provisions set out in this E-Auction Process Information Document, the E-Auction process applicant shall be responsible for fully satisfying the requirements and provisions of the Insolvency and Bankruptcy Code, 2016 and of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 as well as all laws in force that are or may be applicable to the applicant or the sale process and for obtaining requisite regulatory permissions/approvals.

8. It is to be noted that by procuring a copy of this E-Auction Process Information Document, the recipient accepts the terms of this disclaimer, which forms an integral part of this E-Auction Process Information Document and part of all the other terms and conditions of this E-Auction Process Information Document.

9. Under no circumstances shall the E-Auction Participant make any contact, direct or indirect, by any mode whatsoever with the Corporate Debtor until the Liquidator gives his Written Permission.

10. The Property and Assets of the Company are proposed to be sold on ***"As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse"*** basis and the proposed sale of assets of the Corporate Debtor does not entail transfer of any other title, except the title which the Corporate Debtor had on its assets as on date of transfer including the rights, benefits, interest arising as a result of two avoidance applications filed u/s 66 of the IBC by the outgoing Resolution Professional and the Liquidator respectively before Hon'ble NCLT Mumbai Bench. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the moveable/immoveable assets of the Corporate Debtor.

11. The E-Auction Participants shall bear all its costs, expenses and charges, if any, associated with or relating to the preparation and submission of its bid including but not limited to Physical and Electronic preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator or any other costs incurred in connection with or relating to its bid.

12. This E-Auction Process Information Document is neither an agreement nor an offer by the Liquidator to the Prospective Bidders or any other person. The objective of this E-Auction Process Information Document is to provide interested parties with information that may be useful to them in making their bids. It may be noted that the assumptions, assessments, statements and information contained in the E-Auction Process Information Document may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own due-diligence, investigations and analysis and should also check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this E-Auction Process Information Document and may get independent advice from appropriate sources.

13. Information provided in this E-Auction Process Information Document to the Bidder(s) has been collected and collated from several sources. The information given by no means claims to be an exhaustive account of statutory requirements and should not be regarded as complete. The Liquidator accepts no liability or responsibility for the authenticity, accuracy or otherwise for any statement or information contained in the E- Auction Process Information Document.

Index

A. INFORMATION THAT MUST BE READ BEFORE BIDDING: 6
B. KEY DEFINITIONS: 8
C. INTRODUCTION: 10
D. ABOUT THE CORPORATE DEBTOR: 10
E. BIDDER REGISTRATION IN THE BAANKNET PORTAL: 11
F. OVERVIEW OF ASSETS: 11
G. ELIGIBILITY: 12
H. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER: 12
I. PHYSICAL VERIFICATION AND SITE VISIT: 13
J. DUE DILIGENCE: 14
K. ASSETS TO BE AUCTIONED AND RESERVE PRICES: 14
L. EARNEST MONEY DEPOSIT ('EMD') AND BALANCE CONSIDERATION: 15
M. FORFEITURE OF EARNEST MONEY DEPOSIT FROM THE E-AUCTION APPLICANT/BIDDER: 16
N. SET-OFF OF THE EARNEST MONEY DEPOSIT OF THE SUCCESSFUL BIDDER: 16
O. ELIGIBILITY CRITERIA FOR DECLARATION OF HIGHEST / NEXT HIGHEST BIDDER AS THE CASE MAY BE AS SUCCESSFUL BIDDER: 16
P. ISSUANCE OF LETTER OF INTENT AND TRANSACTION DOCUMENTS: 17
Q. DEFAULT BY SUCCESSFUL BIDDER AND IT'S RESULTS: 17
R. DECLARATION OF SUCCESSFUL BIDDER: 17
S. FRAUDULENT AND CORRUPT PRACTICES: 18
T. COSTS, EXPENSES AND TAX IMPLICATIONS: 19
U. GOVERNING LAW AND JURISDICTION: 20
V. TIMELINE: 20
TECHNICAL TERMS AND CONDITIONS OF E-AUCTION 24
ANNEXURE I 25
ANNEXURE II 27
ANNEXURE II (A) 31
Annexure III 36
ANNEXURE IV 37
ANNEXURE V 39
ANNEXURE VI 42

A. INFORMATION THAT MUST BE READ BEFORE BIDDING:

1. This E-Auction Process Information Document has been issued for the purpose of carrying out the auction in electronic form ('E-Auction') of assets of Pratibha Skyscrapers Private Limited (in liquidation) ('Corporate Debtor') under the provisions of the Insolvency and Bankruptcy Code, 2016 and under Regulation 32 and 33 read with Schedule I and Regulation 37 of the of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ('Liquidation Regulations') including any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Process Regulations

2. The information provided in this E-Auction Process Information Document should be read together with the provisions of the Code and the Liquidation Regulations. In the event of a conflict between this E-Auction Process Information Document and the Code or the Liquidation Regulations, the provisions of the Code or the Liquidation Regulations, as the case may be, shall always prevail.

3. The information contained in this E-Auction Process Information Document or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Liquidator, is provided to Bidder(s) on the terms and conditions as set out in this E-Auction Process Information Document.

4. The Liquidator may in his absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this E-Auction Process Information Document.

5. The issuance of this E-Auction Process Information Document does not imply that the Liquidator is bound to select a Bidder or to appoint the Preferred Bidder as Successful Bidder for the assets of the company and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.

6. E-Auction will be conducted on designated website of IBBI i.e. https://ibbi.baanknet.com/. The sale of the Assets and Properties of the Company shall be undertaken on the E-Auction Service Provider's platform. Other details with respect to the E-auction are as follows:

Sr. No.	Particulars	Details
1.	Seller	Pratibha Skyscrapers Private Limited in Liquidation
2.	Website of E-Auction Service Provider	https://ibbi.baanknet.com/
3.	Service Provider	IBBI - BAANKNET
4.	Annexures and Formats	ANNEXURE I: LIST OF PLOTS

		ANNEXURE II: FORMATS FOR THE UNDERTAKINGS/FORMS TO BE SUBMITTED BY THE BIDDER/ASSOCIATE COMPANY ON BEHALF OF THE BIDDER ANNEXURE II (A): RELATED PARTY DETAILS Annexure III: BID FORM ANNEXURE IV: DECLARATION BY BIDDERS ANNEXURE V: CONFIDENTIALITY UNDERTAKING ANNEXURE VI: PICTURES OF LAND

7. All terms and conditions with respect to the sale of the assets and properties of the Corporate Debtor shall be governed by the provisions of IBBI Liquidation Regulations, 2016 read with Schedule I under regulation (33) and according to the terms and conditions mentioned in the E-Auction Process Information Document. In accordance with the Provisions, the Liquidator shall exercise all rights with respect to sale of the Assets and Properties and it would be open to the Liquidator to appoint such experts, professionals or other persons, as the Liquidator might think necessary.

8. The Annexures to this E-Auction Process Information Document shall form an integral part hereof and this E-Auction Process Information Document shall always be read in conjunction with the Annexures appended hereto.

9. The title document relating to the properties shall be available for inspection at the Office of the Liquidator.

10. The Annexures and Formats to this e-Auction Process Information Document shall form an integral part hereof and this e-Auction Process Information Document shall always be read in conjunction with the Annexures and Formats appended hereto. This e-Auction Process Information Document is neither transferable nor assignable.

11. Nothing contained in this e-Auction Process Information Document shall be deemed to relieve, wholly or partially, directly or indirectly, the Bidder from their compliance with the IBC, Companies Act 2013 and any other law in force, and/ or any instrument having the force of law, as may be applicable to them.

8. KEY DEFINITIONS:

1. "**Adjudicating Authority**" or "**NCLT**" shall mean the Hon'ble Mumbai Bench of the National Company Law Tribunal;

2. "**Applicable Laws**" shall mean, all the applicable laws, codes, regulations, rules, guidelines, circulars, re-enactments, revisions, applications and adaptations thereto, judgments, decrees, injunctions, writs and orders of any court, arbitrator or governmental agency or authority, rules, regulations, orders and interpretations of any governmental authority, court or statutory or other body applicable for such transactions including but not limited to the IBC, 2016, Liquidation Regulations, 2016, Companies Act, 1956/2013 (as applicable), Competition Act, 2002, Transfer of Property Act, 1882, Sale of Goods Act, 1930, Foreign Exchange Management Act, 1999, whether in effect as of the date of this E-Auction Process Information Document or thereafter and each as amended from time to time;

3. "**Bid**" means, any bid submitted by the Bidders as required in terms of this E- Auction Process Information Document and in accordance with the provisions of IBC, 2016 read together with the Liquidation Process Regulations and the Applicable Laws;

4. "**Control**" shall mean a Person holding more than 26% (twenty six percent) of the voting share capital in a company or the ability to appoint majority of the directors on the board of another company or the ability of a company to direct or cause direction of the management and policies of another company, whether by operation of law or by contract or otherwise;

5. "**E-Auction Process**" e-Auction shall mean the electronic auction process conducted through BAANKNET platform for the sale of the assets of the Corporate Debtor conducted in accordance with the provisions of IBC 2016, Liquidation Process Regulations, Applicable Law(s) and this e- Auction Process Information Document by inviting Bids from eligible Bidders for consummating the sale of the assets of the Corporate Debtor on collectively or parcels or standalone basis.

6. "**E-Auction Process Participant**" or "**Bidder**" mean, Person or Persons who submitted a bid as per the E-Auction Process Information Document; and shall include a Qualified Bidder or the Successful Bidder, as the case may be, and as the context requires;

7. "**E-Auction Process Information Document**" means this document including all the appendices hereto, for the purposes of setting out the process for submission of a bid and selection of Successful Bid in accordance with the provisions of the IBC and shall include all supplements, modifications, amendments, alterations or clarifications thereto issued in accordance with the term hereof.

8. "**IBC**" or "**Code**" shall mean Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued there under, as amended from time to time.

9. "**Liquidation Regulations**" means, the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as amended from time to time;

10. "**Liquidator**" means an insolvency professional appointed as a liquidator in accordance with section 34 of the IBC;

11. "**Person**" shall mean an individual, a partnership firm, an association, a corporation, a limited company, a trust, a body corporate, bank or financial institution or any other body, whether incorporated or not;

12. "**Qualified Bidder(s)**" shall mean a Bidder who fulfills the eligibility criteria listed out in the E-Auction Process Information Document.

13. "**Reserve Price**" shall mean the Price as mentioned in the published advertisement.

14. "**Successful Bidder**" or "**Successful E-Auction Process Participant**" means, the Qualified Bidder whose bid is approved and who is declared successful by the Liquidator at the end of the determined auction phase.

15. "**Schedule I**" refers to the Schedule I under the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 including the 4th Amendments which was effective from 2nd June,2026.

16. "**IBBI**" shall mean Insolvency and Bankruptcy Board of India.

C. INTRODUCTION:

1. The Hon'ble NCLT, Mumbai Bench vide its Order dated 13th July, 2022 pronounced the commencement of liquidation process in the matter of Pratibha Skyscrapers Private Limited ('Corporate Debtor') under the provisions of the Code and Regulations. As per the aforesaid order, Ms. Jovita Reema Mathias has been appointed as the Liquidator to conduct the liquidation process of the Corporate Debtor.

2. It is the endeavor of the Liquidator to sell the assets and properties comprising the liquidation estate formed in accordance with Section 36 of the Insolvency and Bankruptcy Code, 2016 including Securities and Financial Assets declared as Not Readily Realizable Assets (NRRA) and in the manner specified under Regulation 32 of the Liquidation Regulations, 2016 read with Schedule I including the 4th Amendment, which was effective from 2nd June,2026 under Regulation 33 and Regulation 37A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the Code or the Liquidation Regulations, 2016 as the case may be, and as per directions, if any, of the Hon'ble NCLT in respect of the liquidation process of the Corporate Debtor and in the manner specified in this E-Auction Process Information Document.

3. The E-Auction would be conducted in the manner specified in the Schedule I including the amendments thereof under Regulation 32 and Regulation 33 of the Liquidation Regulations, 2016 and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the IBC or the Liquidation Regulations, 2016 as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Corporate Debtor and in the manner specified in this E-Auction Process Information Document.

4. The E-Auction Participants are encouraged to make themselves acquainted with the provisions of the Code and the Liquidation Regulations, 2016, including Schedule I as amended by the 4th amendment which was effective from 2nd June,2026. and any other rules, regulations, orders, circulars, directions or notifications or the like issued pursuant to or under the Code and the Liquidation Regulations, 2016 as the case maybe.

D. ABOUT THE CORPORATE DEBTOR:

Pratibha Skyscrapers Private Limited (herein referred as 'corporate debtor') is a Company limited by shares incorporated on 29/11/2010 under Companies Act, 1956. It is registered with RoC- Pune at the registered address at Pl No.49-50, Ramnagar, Tal Karveer, Kolhapur 416005, Maharashtra India.

On 20th January, 2020 the National Company Law Tribunal, Principal Bench, initiated the Corporate Insolvency Resolution Process for the Corporate Debtor. In the 3rd Meeting of Committee of Creditors dated November 27, 2020, the members decided to liquidate the Company and in the same meeting the Committee of Creditors approved the appointment of Ms. Jovita Reema Mathias, the Resolution Professional as the Liquidator of the Corporate Debtor. Thereafter, the Committee decided to file an application for

liquidation of the Corporate Debtor under Section 33 (3) of the Code and the Hon'ble NCLT passed an order for initiation of Liquidation process on July 13, 2022 appointing Ms. Jovita Reema Mathias as the Liquidator

Present Status:

The Hon'ble NCLT Mumbai Bench vide its order dated 13th July, 2022 pronounced the Liquidation of corporate debtor under the provisions of Section 33 of the Code and appointed Ms. Jovita Reema Mathias having IBBI registration No. IBBI/IPA-002/IP-N00842/2019-2020/12695, as a Liquidator. The same was uploaded on the NCLT website and communicated to the Liquidator on 26th July,2022.

E. BIDDER REGISTRATION IN THE BAANKNET PORTAL:

Prospective bidders shall submit the requisite documents, including an undertaking of eligibility under Section 29A of the Insolvency and Bankruptcy Code (Annexure-II) along with related party disclosure (annexure IIA) through the BAANKNET auction platform: https://ibbi.baanknet.com. Interested applicants depositing the EMD and requiring assistance in submitting the EMD and BID forms.

F. OVERVIEW OF ASSETS:

<table>
<tr><th>Sr. No.</th><th>Particulars</th><th>Details</th></tr>
<tr><td>A.</td><td colspan="2">Open NA Land</td></tr>
<tr><td>1.</td><td>Location</td><td>Gut No. 182, village Dhekri, Tuljhapur, District: Osmanabad, Maharashtra</td></tr>
<tr><td>2.</td><td>Longitude: Latitude</td><td>18°02'10.1"N 76°03'07.7"E</td></tr>
<tr><td>3.</td><td>Description</td><td>Land is on Hill, Rocky Land</td></tr>
<tr><td>4.</td><td>Availability of Infrastructure</td><td>1. School within 4-5 K.M
2. Medical Facilities 4-5 K.M
3. Tata Institute of Social Sciences, Tuljapur</td></tr>
<tr><td>5.</td><td>Planning Jurisdiction</td><td>Falls under the Jurisdiction of Dhekri, Gram panchayat</td></tr>
<tr><td>5.</td><td>Details (plot details are attached in the annexure VIII)</td><td>
<table>
<tr><th>Sr. No.</th><th>Description</th><th>Number of plots</th><th>Land area in sqmts.</th></tr>
<tr><td>1</td><td>Gat No. 182 – 1439</td><td>82</td><td>9270.44</td></tr>
<tr><td>2</td><td>Gat No. 182 – 1440</td><td>92</td><td>10359.88</td></tr>
<tr><td>3</td><td>Gat No. 182 – 2635</td><td>93</td><td>12040.48</td></tr>
<tr><td></td><td>Total</td><td>267</td><td>31670.80</td></tr>
</table>
</td></tr>
<tr><td>B.</td><td colspan="2">Securities and Financial Assets/ Not Readily Realizable Assets</td></tr>
<tr><td></td><td>Description of the Assets</td><td>Amount Rs.</td></tr>
</table>

1.	Avoidance Application filed under Section 43, of the Code.	99,86,428.56
2.	Avoidance Application filed under Section 44 of the Code.	17,18,157.00
3.	Avoidance Application filed under Section 66 of the Code.	12,66,449.00
4.	Application under Section 19 (2) of the Code for possession of the vehicle	4,18,143.00.
5.	Claims towards receivables	20,18,017.49
6.	Other Current assets*	Nil (as per valuation)
	Total	**1,54,07,195.05**

Note:

- *The Book Value of the Other Current Assets are valued at Rs. 2,60,01,783 and the same has been valued as "Zero" by the Valuers.*

G. ELIGIBILITY:

An E-Auction Process Applicant shall not be eligible to submit a bid for purchase of assets of the Company if it fails to meet the eligibility criteria as set out in Section 29A of the IBC, 2016 (as amended from time to time) which has been annexed to this document as "**Annexure II**" and Details of Related Party in "**Annexure IIA**". Prospective Bidders are requested to though the eligibility criteria mentioned under Section 29A of the Insolvency and Bankruptcy Code, 2016

H. DOCUMENTS REQUIRED TO BE SUBMITTED TO ASCERTAIN ELIGIBILITY OF THE BIDDER:

THE E-AUCTION APPLICANT OR THE BIDDER WOULD NEED TO SUBMIT THE FOLLOWING FORMS, DOCUMENTS AND AUTHORIZATIONS AS PART OF THE AUCTION PLAN BY THE BIDDER(S) BASED ON WHETHER THE E-AUCTION APPLICANT OR THE BIDDER IS A COMPANY OR INDIVIDUAL EXCLUSIVELY ON THE BAANKNET PORTAL AND NONE OF ITS HARD OR SOFT COPY TO BE SHARED WITH THE LIQUIDATOR:

Corporate Entity/LLP:

1. Proof of Identity, Current Address Proof, PAN card, valid e-mail ID, ;
2. Ownership Structure and Composition of the E-Auction Applicant/Bidder;
3. Balance Sheet and Profit & Loss A/c for the last 3 financial years;
4. Income Tax Return for the last 3 financial years;
5. Authorization to the Signatory (in case the bidder is a legal entity);
6. Board Resolution authorizing to participate in the e-auction in the case of a Company;
7. Duly filled, signed and stamped Bid Application Form attached vide "**Annexure III**";
8. Affidavit and Undertaking under Section 29 A of the Code as per "**Annexure II**" along with related

party details in "**Annexure II (A)**"; by the E-Auction Process Applicant (through Authorized Signatory, in case the bidder is a legal entity).

9. Declaration by Bidders attached vide "**Annexure IV**".
10. Confidentiality Undertaking in "**Annexure V**"
11. List of related parties.

INDIVIDUAL:

1. Current Address Proof, PAN card, valid e-mail ID;
2. Other KYC Documents;
3. Income Tax Return for the Last 3 financial years;
4. Duly filled, signed and stamped Bid Application Form attached vide "**Annexure III**";
5. Affidavit and Undertaking under Section 29 A of the Code by the E-Auction Process Applicant (through Authorized Signatory, in case the bidder is a legal entity) under "**Annexure II**" and related party disclosure under "**Annexure IIA**" Declaration by Bidders attached vide "**Annexure IV**".
6. Confidentiality Undertaking in" **Annexure V**"
7. List of related parties

The Affidavit and Declaration as per the formats set out in **Annexure II and IV** must be executed in accordance with applicable law and it must be in issued in accordance with the constitutional documents of the Bidder, if applicable, after obtaining all corporate approvals as may be required. The extract of constitutional documents and certified copies of the corporate approvals must be enclosed with the declaration. In case of Bidder being an individual, the declaration must be personally signed by the Bidder. In case the Bidder is not an individual, the declaration must be signed by a person who is in full-time employment of the Bidder and duly authorized to sign the same.

I. PHYSICAL VERIFICATION AND SITE VISIT:

Prospective Bidders may request the Liquidator to arrange for physical verification and site visit of the Property and Assets of the Company. Upon receipt of such a request, the Liquidator may arrange the said visits at any time prior to the last day of submission of bid documents and EMD i.e., **28.10.2026**. The prospective Bidder is liable to bear the cost of the visit and any expenses incurred thereon.

The Liquidator may coordinate a site visit for Prospective Bidders on any day between **23.10.2026 to 27.10.2026** following a request for such a visit by the Prospective Bidders. The request should be made via email on the email id mentioned in the e-auction notice and document. The request should clearly mention the name of the persons visiting the site and the name of the company/firm/ organization/proprietorship they are associated with.

The Liquidator will communicate, in advance, to such Prospective Bidder, all the relevant details, terms and

conditions, if any, with respect to such Site Visit. The Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the Eligible Bidders.

J. DUE DILIGENCE:

As per the provision under regulation 33 read with Schedule 1A (12A) including the 4th amendments within three days of declaring the highest bidder, the liquidator shall conduct the due diligence and verify the eligibility of the bidder. The Liquidator shall endeavor to provide necessary assistance and facilitate the conduction of due diligence by interested Bidders. The information and documents shall be provided by the Liquidator in good faith.

The assets of the Corporate Debtor will be sold on ***"As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse"*** basis and the sale of assets of the Corporate Debtor entail transfer of the assets including any title rights, benefits, interest arising as a result of two avoidance applications filed u/s 66 of the IBC by the outgoing Resolution Professional and the Liquidator respectively before Hon'ble NCLT Mumbai Bench through a deed of assignment.

Except the title which the Corporate Debtor had on its assets as on date of transfer. All local taxes / property tax / maintenance fee / electricity / water charges / GST, etc. yet to fall due in respect of the relevant asset should be ascertained by the prospective bidder and would be borne by the successful bidder.

K. ASSETS TO BE AUCTIONED AND RESERVE PRICES:

Sr. No.	Particulars	Reserve Price	EMD Amount (10% of the Reserve Price)	Minimum Incremental Amount
		(in Rs.)		
1.	Land and Building (Fixed Asset) Address: Plots, Gat No 182 Village Dhekri, Taluka Tuljapur, District Osmanabad, Maharashtra.	2,41,01,025	24,10,102.5	10,00,000
2.	Securities and Financial Assets (SFA) which is considered as NRRA under Regulation 37A of the Liquidation Regulations, 2016	1,06,70,252.17	10,67,025.22	1,00,000

Note:

1. The bidders cannot bid for the value of the assets below the reserve price.
2. The bidders can increase their Bid by the minimum incremental amount mentioned above and in

multiples of these amounts.

3. Detailed description of assets/property is given under **Annexure I.**
4. Pictures of the Property annexed as **Annexure VI.**

L. EARNEST MONEY DEPOSIT ('EMD') AND BALANCE CONSIDERATION:

All the E-Auction Process Applicants shall provide, along with or prior to submission of their auction bids, an amount which is equal to the 10% of the reserve price for each lot. (Please refer the Chart under Clause J)

1. THE EARNEST MONEY DEPOSIT (EMD) HAS TO BE SUBMITTED THROUGH WEBSITE HTTPS://IBBLBAANKNET.COM/ ON OR BEFORE 28.10.2026 AND NO INFORMATION OF ITS DEPOSIT TO BE SHARED WITH THE LIQUIDATOR.

Balance Sale Consideration (including GST and other applicable taxes/ duties in addition to accepted BID amount) to be made by the Successful Bidder shall be made by way of Demand Draft/ from Schedule Banks or by way of remittance through RTGS/NEFT from the bank account in the name of the bidder(s) only and shall be intimated to the Liquidator at cirp.pratibhaspl@gmail.com.

The Balance Consideration (including GST and other applicable taxes/ duties in addition to accepted BID amount) to be paid in the following manner under Schedule I of the Liquidation Regulations, 2016:

1.	Payment of entire Bid Amount by Successful Bidder (**Note:** In case the successful bidder defaults, the EMD amount will be forfeited) ***The prescribed payment terms are in accordance with Schedule I of the Liquidation Regulations.***	28.11.2026 (within 30 days from auction date) T+30 (without interest) or T+90 (subject to payment of interest @ 12% p.a. on amount due beyond 30 days of being declared as Successful Bidder **in accordance with Clause 12 of Schedule I of Regulation 33 of the IBBI (Liquidation Process) Regulations, 2016)**

Bank details for the same are as below:

Name	Pratibha Skyscrapers Private Limited in Liquidation
Bank	Bank of India Limited
A/c No	006720110001247
IFSC Code	BKID0000067
Branch	Chakala Branch, Andheri East, Mumbai

M. FORFEITURE OF EARNEST MONEY DEPOSIT FROM THE E-AUCTION APPLICANT/BIDDER:

It is to be noted that the EMD furnished can be forfeited at any time, upon the occurrence of any of the following events:

1. If there is a breach of any of the conditions under this E-Auction Process Information Document by the Bidder or in case the Bidder is found to have made any misrepresentation;

2. If Bidder is found to be ineligible to submit the bid as per the conditions set out in Section 29A of the IBC (as amended from time to time) or is found to have made a false or misleading declaration of eligibility as per the conditions set out in Section 29A of the IBC (as amended from time to time);

3. If the Successful Bidder fails to make the complete payment as per the terms of the Letter of Intent issued by the Liquidator viz within the stipulated time period as specified in the Clause 12 of the Schedule I of the Liquidation Regulations, 2016.

N. SET-OFF OF THE EARNEST MONEY DEPOSIT OF THE SUCCESSFUL BIDDER:

The Earnest Money shall be set-off against or used as part of the consideration that the successful bidder proposes to offer in relation to the Corporate Debtor.

EMD (without interest) of unsuccessful bidders will be remitted to their respective E-wallets after declaration of results by BAANKNET.

O. ELIGIBILITY CRITERIA FOR DECLARATION OF HIGHEST / NEXT HIGHEST BIDDER AS THE CASE MAY BE AS SUCCESSFUL BIDDER:

1. In accordance with proviso to Section 35(1)(f) of the IBC 2016, the Liquidator shall not sell the immovable and movable property or actionable claims of the Company in liquidation to any person who is not eligible to be a resolution applicant.
2. Persons not eligible to be a resolution applicant as per Section 29A of IBC shall be ineligible for further participation and the earnest money (EMD) deposited shall be forfeited.
3. The Bidder shall submit all the mandatory documents as mentioned hereinabove to the satisfaction of the Liquidator. On close of the auction, the details of participants and their bids will be available on the BAANKNET portal for verification by the Liquidator.. The Liquidator shall, then conduct due diligence for verification of the eligibility of the Highest Bidder (H1) or Next Highest Bidder (H2) as the case may be. Based on the above due diligence, the Liquidator can accept or reject the H1 Bid. If found eligible, the Highest Bidder (H1) will be declared as Successful Bidder.
4. In case the Highest Bidder (H1) is found ineligible, the EMD deposited shall be forfeited and the Liquidator may with approval with the CoC, declare the Next Highest Bidder (H2) as the Successful

Bidder after following the same process as provided under Clause 12A to Clause 12E and other applicable Regulations and IBC, 2016.

5. In accordance with provision under regulation 33 read with schedule 1 (11A) including the 4th amendment Where the liquidator with the approval of the committee may reject the highest bidder in an auction process, he shall intimate the reasons for such rejection to the highest bidder.
6. The liquidator shall declare the highest bidder as the successful bidder or rejects such bid after the approval of the committee in accordance with Clause 12 C of the Schedule I of the Liquidation Regulations, 2016
7. In case the highest bidder is found ineligible, the liquidator may, with the approval of the committee, declare the next highest bidder as the successful bidder.
8. On payment of the sale consideration, the sale shall stand completed, the liquidator shall execute certificate of sale or sale deed to transfer such assets with the approval of the committee and the assets shall be delivered to him in the manner specified in the terms of sale.

P. ISSUANCE OF LETTER OF INTENT AND TRANSACTION DOCUMENTS:

The Successful Bidder shall be required to execute a letter of intent provided by the Liquidator. A sale certificate and/or conveyance document and/or transfer documents for the relevant asset/assets shall be issued/executed between the Successful Bidder and the Corporate Debtor upon receipt of the entire sale consideration and the possessions of the above said assets to be given to the successful bidder. Further Within three days of declaring the highest bidder, the liquidator shall conduct the due diligence and verify the eligibility of the highest bidder under clause 12A of Schedule 1 of 1 including the 4th amendment

Q. DEFAULT BY SUCCESSFUL BIDDER AND IT'S RESULTS:

In the event that the Successful Bidder withdraws his E-Auction Application, the Liquidator shall have the right to encash the Earnest Money furnished by the Successful Bidder.

R. DECLARATION OF SUCCESSFUL BIDDER:

The Liquidator at the end of the E-Auction shall declare the successful bidder(s) for any asset block(s) based on the e-auction results and approval of the committee. The successful bidder(s) shall be determined on the basis of highest bid received for the asset block (s) by the Liquidator via the E-Auction portal process. In case of any dispute/ discrepancy, the Liquidator shall assess the E-Auction applications and declare the successful bidder(s) offering maximum value for the auctioned assets. This right of selecting and declaring the successful bidder(s) shall solely rest with the Liquidator/Committee at all times.

The Liquidator shall endeavor to sell asset and maximize overall recovery from the sale of assets of the Corporate Debtor. While evaluating bids, the Liquidator may provide preference to higher bidder. The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all

offer(s) with the consent of the Committee of Creditors (as per 4th Amendment to Schedule I of the Liquidation Regulations, 2016)

5. FRAUDULENT AND CORRUPT PRACTICES:

The E-Auction Process Applicant / Bidder shall observe the highest standard of ethics during the E-Auction Process and subsequently during the closure of the E-Auction Process and declaration of successful bidder. Notwithstanding anything to the contrary contained in this E-Auction Process Information Document or in the Letter of Intent, the Liquidator shall reject an auction bid, revoke the Letter of Intent, as the case may be, without being liable in any manner whatsoever to the E-Auction Process Applicant, if the Liquidator, at his discretion, determines that the E-Auction process applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the E-Auction Process or has, undertaken any action in respect of such process which results in the breach of any Applicable Law including the Prevention of Corruption Act, 1988. In such an event, the Guarantee Beneficiary may invoke the Earnest Money Deposit without prejudice to any other right or remedy that may be available to the Liquidator under this E-Auction Process Information Document or Applicable Law.

For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:

"**Coercive practice**" shall mean impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person's participation or action in the auction Process.

"**Corrupt practice**" shall mean

(i) The offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the auction process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with the auction Process or arising there from, before or after the execution thereof, at any time prior to the expiry of 1(one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Liquidator or the Company, shall be deemed to constitute influencing the actions of a person connected with the auction Process); and

(ii) Engaging in any manner whatsoever, during the auction process or thereafter, any person in respect of any matter relating to the Company, who at any time has been or is a legal, financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the auction process.

"**Fraudulent practice**" shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction Process.

"**Restrictive practice**" shall mean forming a cartel or arriving at any understanding or arrangement among the auction process Applicants with the objective of restricting or manipulating a full and fair competition in the auction Process.

"**Undesirable practice**" shall mean (i) establishing contact with any person connected with or employed or engaged by the liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction Process; or (ii) having a Conflict of Interest.

The Bidder shall not involve himself for any of his representatives in price manipulation of any kind directly or indirectly by communicating with other Bidders.

The Bidder shall not divulge either his bid or any other details provided to him by the Liquidator or during the due diligence process in respect of the asset to any other party. Prior to the e-auction of due diligence/site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company/Liquidator.

T. COSTS, EXPENSES AND TAX IMPLICATIONS:

The auction process applicant shall be responsible for all the costs incurred by it on account of its participation in the auction process, including any costs associated with participation in the discussion Meeting (if any), Site Visit, etc. The Liquidator shall not be responsible in any way for such costs, regardless of the conduct or outcome of the auction Process.

It is hereby clarified that the E-Auction Process Applicant shall make its own arrangements including accommodation for the discussion meeting (if organized) or Site Visit and all costs and expenses incurred in that relation shall be borne by the E-Auction Process Applicant.

The E-Auction Process Applicant shall not be entitled to receive any re-imbursement of any expenses which may have been incurred while carrying out the due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the E-Auction Process.

It is to be noted that all taxes applicable (including stamp duty implication sand registration charges) on sale of assets would be borne by the successful bidder:

1. The sale attracts stamp duty, registration charges etc. as per relevant laws;

2. The successful bidder shall bear all the necessary expenses like applicable stamp duties/ additional stamp duty/transfer charges, fees, etc. for transfer of property(ies) in his / her name;

3. It is to be noted that all taxes (State & Central) or duties applicable to the sale transaction, whether Direct or Indirect, including applicable stamp duty and registration charges) on sale of the assets of the Corporate Debtor either 'collectively' or 'parcels', whichever applicable, under regulation 32 (a) to (d) would be borne by the Successful Bidder.

4. TDS is not deductible or payable on the sale of property under the liquidation process in accordance with the Judgment dated 8th February, 2021 passed by the Hon'ble National Company Law Appellate Tribunal ('NCLAT') in the matter of *Om Prakash Agrawal, Liquidator of S. Kumars Nationwide Limited Vs. Chief Commissioner of Income Tax (TDS) & UPL Limited*

Statutory or otherwise, of the Company, including such dues, if any, which may affect transfer of the liquidation assets in the name of the Successful Bidder and such dues, if any, will have to be borne / paid by the Successful Bidder. However, the Liquidator assures that the same will be dealt with in accordance with Section 53 of the Insolvency and Bankruptcy Code, 2016.

The E-Auction process applicant shall be responsible for fully satisfying the requirements of the IBC and the related Regulations as well as all Applicable Laws that are relevant for the sale process. The execution of sale of immovable asset I.e., Land through sale deed and the Assignment deed shall be drawn for the Assignment of Securities & Financial Assets/NRRA . The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission or consents, if any, that are or may be required under Applicable Law for purchasing the relevant assets.

U. GOVERNING LAW AND JURISDICTION:

This E-Auction Process Information Document, the auction Process and the other documents pursuant to the E-Auction Process Information Document shall be governed by the laws of India and any dispute arising out of or in relation to the E-Auction Process Information Document or the E-Auction Process shall be subject to the exclusive jurisdiction of the Adjudicating Authority, Courts and Tribunals at Mumbai, India.

V. TIMELINE:

The following timeline shall apply to the E-Auction Process. The timetable may be amended by the Liquidator through issuance of an addendum to the E-Auction Process Information Document.

Particulars	Date
Public Announcement of E-Auction	06.11.2026
Opening of Auction Portal and this E-auction Process Information Document made available on the websites as per Terms and Conditions	06.11.2026
Site Visits and Discussion Meeting	**21.11.2026 to 26.11.2026**
Submission of EMD 10% bid amount	26.11.2026
E – Auction	28.11.2026
Announcement of Successful Bidder and issue of LoI	28.11.2026

Note:

1. The timeline for payment of the final sale consideration may be extended at the sole discretion of the Liquidator, to the extent permissible under the applicable laws and regulations and, where required, in consultation with the Committee of Creditors.

2. Further, in terms of Clause 12 of Paragraph 1 of Schedule I, any extension for payment of the balance sale consideration beyond the prescribed period of ninety (90) days requires the approval of the Committee of Creditors .In the present case, no such approval has been obtained from the Committee of Creditors. Accordingly, there shall be no extension for payment of the balance sale consideration beyond the prescribed period of ninety (90) days.

3. The payment terms are prescribed in accordance with Clause 12 of Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.Provided further that the sale shall be cancelled if the payment is not recived within the provided under this clause.

TERMS AND CONDITIONS OF E-AUCTION

In addition to the E-Auction Process Information Document, following terms and conditions apply:

1. E-Auction is being held on "**AS IS WHERE IS, AS IS WHAT EVER THERE IS AND WITHOUT RECOURSE BASIS IS,**" and will be conducted online. The auction will be conducted through the IBBI prescribed portal https://ibbi.baanknet.com/ . E-Auction Process Information Document containing E-Auction bid form, Declaration by bidders, General terms and conditions of online auction sales are available on https://ibbi.baanknet.com/ Interested bidders can register, bid and receive confirmation of their bid online.

2. The Prospective Bidders should make their own independent inquiries regarding the encumbrances, title of assets put on auction and claims/rights/dues/ affecting the assets, and should conduct their own due-diligence prior to submitting their bid. The E-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Liquidator. The property is being sold with all the existing and future encumbrances/claims/dues/demands whether known or unknown to the Liquidator. Liquidator shall not be responsible in any of way for any third party claims/ rights/dues.

3. The Prospective Bidders should submit the EMD deposit through prescribed website http://ibbi.baanknet.in .

4. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.

5. Liquidator has the right to demand documents from bidder for the process and in case the documents are not provided, the liquidator may disqualify the bid.

6. The E-Auction / bidding of the assets of would be conducted exactly on the schedule date & time as mentioned in the e-auction notice and e-auction process information document. The Bidder can increase their bid by the aforesaid minimum incremental amount (Please refer to the Chart in Clause K) and in multiples of these amounts. In case bid is placed in the last 5 minutes of the closing time of the E- auction, the closing time will automatically get extended for 5 minutes.

7. The EMD of unsuccessful bidders shall be refunded directly through BAANKNET portal.

8. The Liquidator will issue a Letter of Intent to the Successful Bidder, detailing the Total Payable Amount and other Terms and Conditions.

9. The Successful Bidder shall bear the applicable stamp duties/ additional stamp duty / transfer charges, fee, Taxes, GST, Property Tax, etc. and also all the statutory/ non-statutory dues, taxes, rates assessment

charges fees etc. owning to anybody post transfer of property.

10. In simple terms, the Bid Amount is equal to the amount to be received by the Liquidator.

11. The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone/ cancel the E-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

12. The sale certificate will be issued and / or transaction / sale documents executed in the name of Successful Bidder(s) / Successful E-Auction Process Applicant(s) only and will not be issued in any other name(s).

13. The sale shall be subject to the relevant provisions of the Insolvency and Bankruptcy Code, 2016 read with Schedule I under Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

14. The decision of the Liquidator on declaration of Successful Bidder shall be final and binding on all the Bidders.

TECHNICAL TERMS AND CONDITIONS OF E-AUCTION

1. Intending bidders shall have a valid e-mail ID, valid PAN Card and KYC documents to register with the E- Auction Portal BAANKNET.

2. Only upon verification of the Bid Form and confirmation of remittance of EMD, the Eligible Bidders will be declared and thereafter, permitted to access the Platform for bidding for a particular asset.

3. The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding) and no complaint/ representation will been pertained in this regard by the Agency/ the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter/rectify their bid if required before confirming the bid submitted.

4. Bidders should not disclose their User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy and authenticity.

5. All bids placed are legally valid bids and are to be considered as bids from the Bidder himself. Once the bids placed, the Bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.

6. The highest bid on the auction shall supersede all the previous bids of the respective Bidders. The Bidder with the highest offer/ bid does not get any right to demand for acceptance of his bid.

7. After the conclusion of the E-auction for the assets, the Successful Bidder shall be informed through a message generated automatically by the portal, of the outcome of the E-auction. A separate Intimation shall also be sent to the Successful Bidder by the Liquidator.

8. sBidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/ power failure at the Bidder's end. To avoid losing out on bidding because of above-mentioned reasons, it is advised not to wait for the last moment.

Date: 06.11.2026
Place: Mumbai
Jovita Reema Mathias
Liquidator
Pratibha Skyscrapers Private Limited
IBBI Reg. No: IBBI/IPA-002/IP-N00337/2017-2018/10941

ANNEXURE I

LIST OF RESIDENTIAL PLOTS

1. Plots under GAT No.182-1439				
Sr. No.	**Plot Number**	**No. of Plots**	**Area per Plot (Sq.mt.)**	**Total Area**
1	202	1	107.95	107.95
2	209	1	114.77	114.77
3	210, 225	2	108.53	217.06
4	271, 218, 233	3	109.15	327.45
5	226	1	105.29	105.29
6	241	1	108.19	108.19
7	234	1	112.06	112.06
8	326	1	103.99	103.99
9	339	1	101.09	101.09
10	332	1	105.00	105.00
11	333	1	122.70	122.70
12	340	1	138.89	138.89
13	346	1	116.88	116.88
14	347	1	134.58	134.58
15	353	1	138.89	138.89
16	354	1	104.09	104.09
17	360	1	200.34	200.34
18	361	1	217.44	217.44
19	367	1	105.78	105.78
20	203-208, 211-216, 219-224, 227-232, 235-240	30	111.60	3348.00
21	327-331, 334-338, 341-345, 348-352, 355-359, 362-366	30	108.00	3240.00
Total	**Total No. of plots**	**82**	**2575.21**	**9270.44**

2. Plots under GAT No.182-1440				
Sr. No.	**Plot Number**	**No. of Plots**	**Area per Plot (Sq.mt.)**	**Total Area**
1	15	1	156.55	156.55
2	29	1	107.59	107.59
3	39	1	138.55	138.55
4	40	1	136.69	136.69
5	50,57	2	109.15	218.30
6	16-28, 30-38, 41-49, 51-56 ,59-54, 62-72, 75-80, 83-88, 92-96, 99-103, 107, 109-112	76	111.60	8481.60

7	58, 65, 66, 73, 74, 81, 82, 97, 98, 113	10	112.06	1120.60
Total	**Total No. of plots**	**92**	**10359.88**	**10359.88**

3. Plots under GAT No.182-2635			
Sr. No.	**Plot Number**	**No. of Plots**	**Area per Plot (Sq.mt.)**
1	1	1	158.52
2	2	1	154.51
3	3	1	105.55
4	14	1	141.55
5	122, 129	2	218.30
6	130, 137	2	275.90
7	4 to 13; 115 to 118; 123,127,128,139 to 144; 147 to 152; 155 to 160; 162 to 164; 167 to 169; 171 to 175	46	5133.60
8	114, 138, 145, 146, 153, 154, 161, 165, 166, 170, 177	11	1232.66
9	131 to 136	6	837.00
10	178	1	100.17
11	179	1	119.47
12	180	1	150.36
13	181	1	165.20
14	182	1	193.06
15	183	1	216.36
16	184	1	226.80
17	185	1	278.77
18	532	1	174.10
19	533	1	268.60
20	525 to 531; 534, 537, 538, 539	12	1890.00
Total	**Total No. of plots**	**93**	**12040.48**

FORMATS FOR THE UNDERTAKINGS/FORMS TO BE SUBMITTED BY THE BIDDER/ASSOCIATE COMPANY ON BEHALF OF THE BIDDER

ANNEXURE II

SECTION 29A OF IBC, 2016

AFFIDAVIT AND UNDERTAKING

(On a Rs. 100/- non-judicial stamp paper)

Ms. Jovita Reema Mathias
Liquidator
Pratibha Skyscrapers Private Limited (In Liquidation)
301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai 400093.

Sub: Disclosure of eligibility under Section 29A of the Insolvency and Bankruptcy Code, 2016 and declaration for submitting bid for e-auction.

Dear Madam,

I hereby submit this declaration under Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code"):

A. I have understood the provisions of section 29A of the Code as inserted by the Insolvency and Bankruptcy Code (Amendment) Ordinance, 2017. I confirm that neither _____ (XYZ Limited) nor any person acting jointly with _____ (XYZ Limited) or any person who is a promoter or in the management or control of _____ (XYZ Limited) or any person acting jointly with _____ (XYZ Limited):

a) Is an undischarged insolvent;
b) Is a willful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949);
c) At the time of submission of the resolution plan has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as nonperforming asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 (10 of 1949) [or the guidelines of a financial sector regulator issued under any other law for the time being in force,] and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor:

Provided that the person shall be eligible to submit a resolution plan if such person makes payment of all overdue amounts with interest thereon and charges relating to nonperforming asset accounts before submission of resolution plan:

Provided further that nothing in this clause shall apply to a resolution applicant where such applicant is a financial entity and is not a related party to the corporate debtor.

Explanation I - For the purposes of this proviso, the expression "related party" shall not include a financial entity, regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares, prior to the insolvency commencement date.

Explanation II - For the purposes of this clause, where a resolution applicant has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as nonperforming asset and such account was acquired pursuant to a prior resolution plan approved under this Code, then, the provisions of this clause shall not apply to such resolution applicant for a period of three years from the date of approval of such resolution plan by the Adjudicating Authority under this Code;

d) Has been convicted for any offence punishable with imprisonment:

i. for two years or more under any Act specified under the Twelfth Schedule; or

ii. for seven years or more under any law for the time being in force:

Provided that this clause shall not apply to a person after expiry of a period of two years from the date of his release from imprisonment:

Provided further that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I;

e) Is disqualified to act as a director under the Companies Act, 2013; Provided that this clause shall not apply in relation to a connected person referred to in clause (iii) of Explanation I:

f) Is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;

g) Has been a promoter or in the management control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code:

Provided that this clause shall not apply if a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place prior to the acquisition of the corporate debtor by the resolution applicant pursuant to a resolution plan approved under this Code or pursuant to a scheme or plan approved by a financial sector regulator or a court, and such resolution applicant has not otherwise contributed to the preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction;

h) Has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application

for insolvency resolution made by such creditor has been admitted under this Code and such guarantee has been invoked by the creditor and remains unpaid in full or part.

i) is subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or

j) has a connected person not eligible under clauses (a) to (i)

Explanation (I) – For the purposes of this clause, the expression "connected person" means

i. *Any person who is the promoter or in the management or control of the E-auction Applicant; or*
ii. *Any person who shall be the promoter or in management or control of the business of the Corporate Debtor during the implementation of the Resolution Plan; or*
iii. *The holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii):*

Provided that nothing in clause (iii) of this Explanation shall apply to a bidder where such bidder is a financial entity and is not a related party of the corporate debtor:

Provided further that the expression "related party" shall not include a financial entity regulated by a financial sector regulator, if it is a financial creditor of the corporate debtor and is a related party of the corporate debtor solely on account of conversion or substitution of debt into equity shares or instruments convertible into equity shares (or completion of such transactions as may be prescribed), prior to the insolvency commencement date.

Explanation II—For the purposes of this section, "financial entity" shall mean the following entities which meet such criteria or conditions as the Central Government may, in consultation with the financial sector regulator, notify in this behalf, namely: -

(a) a scheduled bank;
(b) any entity regulated by a foreign central bank or a securities market regulator or other financial sector regulator of a jurisdiction outside India which jurisdiction is compliant with the Financial Action Task Force Standards and is a signatory to the International Organization of Securities Commissions Multilateral Memorandum of Understanding;
(c) any investment vehicle, registered foreign institutional investor, registered foreign portfolio investor or a foreign venture capital investor, where the terms shall have the meaning assigned to them in regulation 2 of the Foreign Exchange Management (Transfer or Issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999 (42 of1999);
(d) an asset reconstruction company register with the Reserve Bank of India under section 3 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002);
(e) an Alternate Investment Fund registered with Securities and Exchange Board of India;
(f) such categories of persons as may be notified by the Central Government.

I therefore, confirm that _____ (XYZ Limited) is eligible to be bidder in accordance to Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2020.

B. I undertake on behalf of _____ (XYZ Limited), that during the Liquidation Process, no person who would be considered as Connected Person and is not eligible to submit resolution plan under section 29A of Insolvency and Bankruptcy Code, 2016 and the regulation 38 of IBBI (Insolvency Resolution Process of Corporate Persons) regulations, 2016 shall be engaged in the management and control of corporate debtor.

C. I declare and undertake that in case the _____ (XYZ Limited) becomes ineligible at any stage during the Liquidation Process, it would inform the Liquidator forthwith on becoming ineligible.

D. I also undertake that in case the _____ (XYZ Limited) becomes ineligible at any time after submission of the EMD, then the EMD would be forfeited and the same would be deposited in the account of Pratibha Skyscrapers Private Limited– in Liquidation.

E. I also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.

F. I confirm at the said declaration and disclosure is true and correct.

G. I am duly authorized to submit this declaration by virtue of _____.

(DEPONENT)

VERIFICATION

I, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)

ANNEXURE II (A)

RELATED PARTY DETAILS

(This forms and internal part of ANNEXURE I) (Should be A4 size paper and should be self-attested)

List of relatives as per Explanation of section 5(24A) of Insolvency and BankruptcyCode, 2016 (Please provide DIN No./PAN along with name of director or relatives):

Code, 2016 (Please provide DIN No./PAN along with name of director or relatives):

S. No.	Particulars	Director/Partner/(HUF)/Sole Proprietor					
		1	2	3	4	5	6
	Members of concerned company/partnership/ HUF/ Sole Proprietor						
	PAN Number:						
	Husband						
	PAN Number:						
	Wife						
	PAN Number:						
	Father						
	PAN Number:						
	Mother						
	PAN Number:						
	Son						
	PAN Number:						
	Son's wife						
	PAN Number:						
	Daughter						
	PAN Number:						
	Daughter's husband						
	PAN Number:						
	Son's daughter and son						

	Daughter's daughterand son						
	PAN Number:						
12.	Grandson's daughter and son						
	PAN Number:						
13.	Granddaughter's daughter and son						
	PAN Number:						
14.	Brother						
	PAN Number:						
15.	*Brother's wife*						
	PAN Number:						
16.	Sister						
	PAN Number:						
17.	*Sister's husband*						
	PAN Number:						
18.	Brother's son and daughter						
	PAN Number:						
19.	Sister's son and daughter						
	PAN Number:						
20.	Father's father and mother						
	PAN Number:						
21.	Mother's father and mother						
	PAN Number:						

	Father's brother and sister						
	PAN Number:						
3.	Mother's brother and sister						
	PAN Number:						

List of related parties other than relatives as per section 5(24A) of Insolvency andBankruptcy Code. 2016:

S No.	Particulars						
1.	Limited liability partnership or a partnership firm, in which the individual is a partner.						
	PAN Number:						
2.	Partners of the above LLP / Partnership firm.						
	PAN Number:						
3.	Trust, where the beneficiary is the individual.						
	PAN Number:						
4.	Trustees of above mentioned trust.						
	PAN Number:						

5.	Private company in which the individual is a director and holds along with his relatives, more thantwo per cent of its share capital.						
	PAN Number:						
6.	Public company in which the individual is a director and holds along with his relatives, more thantwo per cent of its share capital.						
	PAN Number:						
7.	A body corporate whose board of directors, managing director or manager, in the ordinary course of business, acts on the advice, directions or instructions of the individual whose partners or employees in the ordinary course of business, act on the advice, directions or instructions of the individual.						
	PAN Number:						
8.	A limited liability partnership or a partnership firm						

	PAN Number:						
9.	A person on whose advice, directions or instructions, the individual is accustomed to act.						
	PAN Number:						
10.	A company, where the individual or the individual along with its related party, own more than fifty per cent of the share capital of the company orcontrols the appointment of the board of directors of the company.						
	PAN Number:						

Annexure III

BID FORM

Date:

Ms. Jovita Reema Mathias (in Liquidation)
Liquidator
Pratibha Skyscrapers Private Limited
301, 3rd Floor, Saurabh Bldg, Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai 400093.

Dear Madam,

I am desirous in participating in the E-Auction announced by you in the Newspaper publication dated _____ in _____ (Name of newspaper).

Name of Corporate Debtor: Pratibha Skyscrapers Private Limited in Liquidation

Details of Bidder / Bid Price Offered

Name of the Bidder	
Constitution of Bidder	
Contact No.	
Email ID	
Aadhar No	
PAN No.	
Address	
Amount of EMD deposited	
Mode of EMD payment	through the BAANKNET Platform https://ibbi.baanknet.com/

I/We/M/s. also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portals for issue of an ID and password for us to enable us to take part in the E- Auction.

Date:
Place: Signature

ANNEXURE IV

DECLARATION BY BIDDERS

To,
Ms. Jovita Reema Mathias
Liquidator
Pratibha Skyscrapers Private Limited (in liquidation)
301, 3rd Floor, Saurabh Bldg. Opp. Dominos Pizza, Chakala, Andheri Kurla Road, Andheri East, Mumbai 400093.

Dear Madam,

1. I / We, the Bidder(s) aforesaid do hereby state that, I / We have read the entire terms and conditions for the sale of assets as specified in the Information Sheet and have understood them fully. I /We, hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the E-auction process.

2. I / We declare that the Earnest Money Deposit (EMD) and the deposit towards purchase–price have been made by me / us as against my/our bid and that the particulars of remittance and all other information given by me/us in the online form is true and correct.

3. I / We further understand and agree that if any of the statement / information revealed by me / us is found to be incorrect and / or untrue, the bid submitted by me / us is liable to be cancelled and in such case, the EMD and / or any monies paid by me / us is liable to be forfeited by the Seller ("Liquidator") and the Seller will be at liberty to annul the offer made to me/us at any point of time.

4. I / We also agree that after my /our offer given in my /our bid for purchase of property(ies) is accepted by the Seller and if, I / We, fail to accept or act upon the terms and conditions of the sale or am / are not able to complete the transaction within the time limit specified for any reason whatsoever and /or fail to fulfil any / all the terms and conditions of the auction and offer letter, the EMD and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. The timeline for payment of final sale consideration may be extended by sole discretion of liquidator, to the extent permissible under the applicable laws and regulations. In case final sale consideration is not paid within timeline, the liquidator shall forfeit EMD.

5. I / We understand that the EMD of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of property (ies). I / We, state that I / We, have fully understood the terms and conditions therein and agree to be bound by the same.

6. I / We confirm that our participation in the E-auction process, submission of bid or acquisition of the property(ies) pursuant to the provisions of the E-Auction Process Information Document will not conflict with, or result in a breach of, or constitute a default under

   (i) our constitutional documents; or

   (ii) any applicable laws; or

   (iii) any authorization or approval of any government agency or body; or

   (iv) any judgement, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me / us; or (v) any agreement to which I am / we are a party or by which I am / We are bound.

7. The decision taken by the Liquidator with respect to the selection of the Successful bidder and communicated to us shall be binding on me/us.

8. I/We also undertake to abide by the additional conditions if announced during the E-auction including any announcement(s) on correction of and/ or additions or deletions to the time of auction portal and property(ies) being offered for sale.

9. I/We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my/our failure to access and bid on the E-auction portal due to any unforeseen circumstances etc. before or during the auction event.

10. I/We hereby confirm that I/we are eligible to purchase the assets of the Company under Section 29A of the Insolvency and Bankruptcy Code, 2016.

(Signature with SEAL)

Name: _____

Address: _____

_____

Email: _____

Mobile: _____

ANNEXURE V

CONFIDENTIALITY UNDERTAKING

This Confidentiality Undertaking has been signed by (Name of potential Bidders) having its office at acting through Mr. (Name of person Authorised by potential Bidder(s)), the authorized signatory/authorized representative ("Bidder"), which expression shall, unless repugnant to the context, be deemed to include its successors, assigns or legal representative) in favour of Ms. Jovita Reema Mathias, Liquidator, Pratibha Skyscrapers Private Limited, a company registered under Companies, Act, 1956.

WHEREAS, Pratibha Skyscrapers Private Limited, a company registered under Companies, Act, 1956 (thereafter referred as the "Company") is undergoing liquidation vide NCLT Mumbai Bench ("NCLT") order and vide the said NCLT Order Ms. Jovita Reema Mathias ("Liquidator"), a registered insolvency professional with Insolvency and Bankruptcy Board of India (IBBI) having registration number IBBI/IPA-002/IP-N00337/2017-2018/10941 has been appointed as liquidator to carry out the process of liquidation in terms of the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC") and the Regulations made there under.

AND WHEREAS the Liquidator has invited prospective Bidders for the purpose of submission of Bid through E-Auction Process of sale of the assets, Land, advertised under Sale Notice dated 18.07.2025 of the Company in accordance with the provisions of e-Auction Process Information Document and provisions of the IBC read with the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("Liquidation Process Regulations").

AND WHEREAS the Liquidator is required to share certain data, documents and information in relation to the Company for facilitating the prospective Bidder(s) in their due diligence.

THEREFORE, the Bidder (s) hereby declare(s) and undertake(s) as follows:

I. The Bidder(s) shall not divulge any part of the information contained in and accessed through the any data shared by the Liquidator, through oral or written communication or through any mode to anyone and the same shall constitute "Confidential Information". Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects or is derived from any Confidential Information shall also be deemed as Confidential Information.

II. The Bidder (s) further unconditionally and irrevocably undertakes and declare that:

   i. the Confidential Information shall be kept secret and confidential by the Bidder (s) and shall be used solely in accordance with the terms of the IBC;

   ii. the Bidder(s) shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Company, Liquidator or any other person;

   iii. the Bidder(s) shall comply with all provisions of Applicable Law(s) for the time being in force relating to confidentiality and insider trading;

   iv. the Bidder (s) shall protect any intellectual property of the Company which it may have access

to; the Confidential Information may only be disclosed to and shared with any employees or its advisors by the Bidder(s), in accordance with Applicable Law(s), including in relation to confidentiality and insider trading, and terms of this Confidentiality Undertaking on a strict need-to-know basis and only to the extent necessary for and in relation to the liquidation process of the Company, provided that the Bidder binds such employees and third parties, by way of an undertaking/ agreement, to terms at least as restrictive as those stated in this Confidentiality Undertaking.

v. the Bidder(s) shall ensure that all Confidential Information is kept safe and secured at all times and is protected from unauthorized access, use, dissemination, copying, theft or leakage;

vi. the Bidder(s) shall immediately destroy and permanently erase all Confidential Information upon the completion of sale of the asset of the Company as provided under E- Auction Process Information Document the Liquidation Process Regulations;

vii. the Bidder(s) shall take all necessary steps to safeguard the privacy and confidentiality of the information received through Liquidator and shall use its best endeavors to secure that no person acting on its behalf divulges or discloses or uses any part of the Confidential Information, including but not limited to the financial position of the Company, all information related to disputes by or against the Company and other matter pertaining to the Company; and

viii. the Bidder(s) shall be responsible for any breach of obligations under this confidentiality undertaking (including any breach of confidentiality obligations by any employee or advisor or agent or director of the Bidder) and shall indemnify the Liquidator for any loss, damages, expenses and costs incurred by the Liquidator due to such breach of such obligations by the Bidder (s) or any person acting on its behalf.

ix. Notwithstanding anything to the contrary contained herein, the following information shall however not be construed as Confidential Information:

x. Information which, at the time of disclosure to the Bidder(s) was already in the public domain without violation of any provisions of Applicable Law(s); or

xi. information which, after disclosure to the Bidder(s) becomes publicly available and accessible without violation of Applicable Law(s) or a breach of this Confidentiality Undertaking; or

xii. information which was, lawfully and without any breach of this Confidentiality Undertaking, in the possession of the Bidder (s) prior to its disclosure, as evidenced by the records of the Bidder(s).

xiii. The Bidder(s) hereby expressly agrees and acknowledges that the Liquidator makes no representation, warranty or inducement, whether express or implied, as to the accuracy, completeness, authenticity or adequacy of the information (including but not limited to the Confidential Information) provided to the Bidder(s) in the e-Auction Process Information Document / Virtual Data Room. The Bidder(s) further agrees and acknowledges that the Liquidator shall not be liable to the Bidder(s) for any damage arising in any way out of the use of the Confidential Information and further that the Bidder(s) shall not have any claim against the Liquidator or the Company in relation to any information provided.

xiv. The terms of this Confidentiality Undertaking may be modified or waived only by a separate

instrument in writing signed by the Bidder(s) and the Liquidator that expressly modifies or waives any such term.

xv. Damages may not be an adequate remedy for a breach of this Confidentiality Undertaking and either party may be entitled to the remedies of injunction, specific performance and other equitable relief for a threatened or actual breach of this Confidentiality Undertaking.

xvi. Nothing in this Confidentiality Undertaking shall have the effect of limiting or restricting the liability of the Bidder(s) arising as a result of its fraud or willful default as defined under Applicable Law(s).

xvii. The undersigned hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this Confidentiality Undertaking.

This Confidentiality Undertaking and any dispute, claim or obligation arising out of or about it shall be governed by and construed in accordance with Indian laws and the courts and tribunal of Mumbai shall have exclusive jurisdiction over matters arising out of or relating to this Confidentiality Undertaking. Capitalized terms not defined under this Confidentiality Undertaking shall have the same meaning as provided in the e-Auction Process Information Document.

I further declare that I, the undersigned have full knowledge of the contents provided in this undertaking and have absolute authority to sign this undertaking on behalf of [insert the name of the Bidder (s)].
Signed on behalf of

(Name of Bidder(s)) by Mr/Ms
(Name and Designation) Authorised Signatory
Date:
Place:
Note- In case of consortium, undertaking to be executed by each of the members

ANNEXURE VI

PICTURES OF LAND


















तुलजापुर, महाराष्ट्र, भारत
Google
तुलजापुर, महाराष्ट्र, भारत
Google
Osmanabad, Maharashtra, भारत
Google
Osmanabad, Maharashtra, भारत
Google