

E Auction Sale Notice under IBC, 2016
Sale Notice for NA/TP plots in layouts of M/s Vastu Land Realtors Private Limited (in Liquidation)
CIN : U45400MH2008PTC180113

Liquidator's Office : Block No. 11-12, First floor, Mount Annex, Opp. Oriental Insurance Co., Mount Road, Ext. Sadar, Nagpur – 440001

Sale of plots in layouts of M/s Vastu Land Realtors Private Limited (in Liquidation) forming part of Liquidation Estate by the liquidator appointed by the Hon'ble National Company Law Tribunal, Mumbai Bench vide order no. M.A. NO. 3742 of 2019 dated 06/02/2020 in C.P. no. 2913 of 2018. The sale will be done by the undersigned through e-auction platform <https://www.banksonlineauction.com>

Sr. No.	Description	Sale type (Plot/Lot) and Asset Code	Reserve Price	EMD Amount	Bid Incremental value
Location – Indore (Madhya Pradesh)					
1.	Indore – (Area: 5,95,074 Sq. ft.) (No. of plots: 458) Plots located at "Vindhychal" layout situated at Various Khasara in Mouza – Gokanya, Tehsil Mhow, Indore.	Lot Asset Code : IBCU0078	23,68,39,452	2,36,83,945	5,00,000
2.	Indore – (Area: 5,503 Sq. ft.) (No. of plots: 5) Plots located at "Vrindavan" layout situated at Datoda Kh No. 484/2,488/1,488/2, Tehsil Mhow, Indore.	Lot Asset Code : IBCU0079	12,82,199	1,28,220	5,000

Date of Inspection: 3rd January, 2023 (from 11.00 A.M to 5.00 P.M) with prior intimation to the liquidator.

Date & Time of E-Auction: 23rd January, 2023

Terms & Conditions of the sale is as under:

- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IS BASIS" AND "WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities through approved service provider M/s Suvidhi Sales Corporation via website <https://www.banksonlineauction.com>. Details of all the plots/lot under auction can be sought at <https://www.banksonlineauction.com>. Assets information can be searched by entering asset code / state and city in the search criteria on the website.
- The assumptions, assessments, statements and information contained in Process Memorandum are best of knowledge of Liquidator but may not be complete, accurate, adequate or correct. Each Bidder(s) should conduct their own investigations, analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained herein. The Liquidator accepts no responsibility for the accuracy or otherwise for any statement contained in process memorandum.
- Sale of plots in "Vindhychal" layout Indore (MP) is subject to the terms and conditions set forth by District Collector – Indore in his release letter 1076/2022 dated 05/05/2022 for releasing 232 plots admeasuring area 3,41,975 Sq.Ft. which were kept as lien by District Collector – Indore and any further order of Hon'ble NCLT, Mumbai bench under I.A. No. 439/2021 and I.A. No. 2072/2021 in this regard.
- The successful bidder for plots in "Vindhychal" layout Indore (MP) will be bounded by terms and conditions set forth by District Collector – Indore in his release letter dated 05/05/2022 and to strictly adhere to the directions Hon'ble NCLT, Mumbai in this regard.
- Liquidator, in any case will not be liable for any damages/losses that would accrued by virtue of any further order of Hon'ble NCLT, Mumbai bench or misinterpretation of release letter issued by Collector, Indore dated 05/05/2022.
- Bids shall be submitted to Liquidator (online) in the format prescribed. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from <https://www.banksonlineauction.com>.
- Property shall not be sold below the Reserve Price.
- Auto extension facility will be provided to bidders for 5 minutes i.e. if any highest bid is received during last 5 minutes of online auction then auction timings will be automatically extended for the next 5 minutes.
- EMD (Earnest Money Deposit) shall be deposited through NEFT/RTGS/Direct bank transfer to Account no. 02831100028356, Name of the beneficiary: Vastu Land Realtors Private Limited Under Liquidation with Punjab and Sind Bank, CA Road Main Branch, 16, Central Avenue, Nagpur. IFSC Code: PSIB0000283.
- Last date of EMD Payment and Bid form along with KYC documents is 18th January, 2023 till 5.00 P.M.
- Interested bidders are required to register themselves on the portal www.banksonlineauction.com to download bid form and participate in online auction event.
- Interested bidders are requested to contact the office of Liquidator at Mr. Rajat Naidu - (M) 9422507009 or email vastulandliquidation@gmail.com for property information and co-ordinating for property site visit.
- For any technical assistance or online event training, please contact Ms Durga Binkar – (M) 9960993054 or email support@banksonlineauction.com

Date 24/12/2022

Place: Nagpur

CMA Srigini Rajat Naidu,

Liquidator-Vastu Land Realtors Pvt. Ltd (under Liquidation)

IBBI Regn. No: IBBI/IPA-003/IP-P00137/2017-2018/11513