

E-AUCTION SALE NOTICE

M/s OSIL EXPORTS LIMITED (UNDER LIQUIDATION)

CIN: U18101HR2008PLC037781

(The Corporate debtor)

Reg. Off. : - 80TH MILES STONES, G.T. ROAD, JATTIPUR, PANIPAT, PANIPAT - 132103, Haryana, Email ID: liq.osilexports@gmail.com

Liquidator: Mohit Chawla

Liquidator Address: SCO 26, Level III, Shri Balaji Complex, Old-Ambala Road, Dhakauli, Zirakpur-140603, Email:- camohitchawla@gmail.com, Mobile-09888003303

NOTICE is hereby given for the sale of the assets of M/s OSIL Exports Limited (in Liquidation), forming part of the Liquidation Estate and in the possession of the Liquidator, by way of e-auction in accordance with Regulation 32(c) of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, by the Liquidator appointed by the Hon'ble National Company Law Tribunal, Chandigarh Bench-II, vide order dated 31.10.2025. The sale will be done by the undersigned through the IBBi Designated E-auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>.

S. No.	Description	Manner of Sale	Block No.	Reserve Price (INR)	Earnest Money Amount (INR)	Bid Incremental Amount
1	Leasehold Rights of Factory Land in favour of the corporate debtor. (Pursuant to the lease deed executed between the Promoter and the Corporate Debtor, out of the total lease period of 99 years, the remaining leasehold period is more than 83 years)	Under Regulation 32 (c) of the IBBi (Liquidation Process) Regulations, 2016	Block 1 (One Single Lot)	Rs. 39,90,00,000/- (Rupees Thirty Nine Crore Ninety Lacs only)	10% of the Reserve Price	Rs. 50,00,000/-
2	Building constructed thereupon (RCC/Steel-framed constructed in the year 2010)	Under Regulation 32 (c) of the IBBi (Liquidation Process) Regulations, 2016		Rs. 9,60,00,000/- (Rupees Nine Crore Sixty Lacs only)		
Total Reserve Price				Rs. 49,50,00,000/- (Rupees Forty Nine Crore and Fifty Lacs only)		

Note 1:- All the above assets will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS".

Note 2:- Bidders are hereby informed that the freehold ownership rights in the underlying land measuring 114 Kanal 13 Maria in the name of Late Sh. Krishan Kumar Gupta (Now the legal heirs of said Krishan Kumar Gupta) are being separately auctioned by the Secured Creditors (Consortium) under the SARFAESI Act, 2002, on the same date. The land owned by the late Sh. Krishan Kumar Gupta is mortgaged with a consortium of Bank of India, Punjab National Bank, and RARE ARC (earlier State Bank of India) led by Bank of India, ARMB Sector 31, Chandigarh.

Bank of India has also issued a separate Auction Notice for the said land in the same newspaper today. To be declared the successful bidder for the leasehold rights to the land and building as stated above, an interested bidder must simultaneously bid for the ownership rights to the land, as per the auction conducted by the Bank of India. Interested bidders are advised to participate in both auctions and be the highest bidder, and comply with the respective terms and conditions thereof to facilitate the acquisition of the complete property rights.

Note 3: The Hon'ble National Company Law Tribunal, Chandigarh Bench vide order dated 27.10.2025 in IA No. 1454/2023 has permitted the liquidator to proceed with the liquidation process with due disclosure with regard to the portion of land under litigation: measuring 2 Kanal (16 feet 6 Inch in Width and 660 Feet in Length), allegedly gifted to the gram panchayat and is pending for adjudication. It is clarified that the said parcel of land forms part of the larger land parcel described hereinabove.

NOTES TO AUCTION PROCESS

S.No.	Particulars	Details
1.	Date of Publication of Sale of Notice	30th June 2026
2.	Date and time of inspection or due diligence of assets	w.e.f. 1st July 2026 till 31st July 2026
3.	Date and time of EMD deposit on or before the date by the interested bidder on BaankNet through Wallet.	1st August 2026 upto 12:00 PM
4.	Date and time of E-Auction (with unlimited extension of 5 minutes each)	3rd August 2026 Between 12:00 PM to 04:00 PM

Important Note:

- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" AND "WITHOUT RECOURSE BASIS".
- As per Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, Schedule I "Mode of sale" Clause 1(5A), bidders must declare they aren't disqualified under Section 29A or not fulfilling conditions of eligibility; any EMD will be forfeited if ineligibility is established later.
- That the terms and conditions of this Auction Notice are intended to complement the statutory framework governing the liquidation process. However, notwithstanding anything contained anywhere else in this Auction Notice, E-Auction Process Document, or any associated communications, in case of any inconsistency or variance with the provisions of the Insolvency and Bankruptcy Code, 2016 and the IBBi (Liquidation Process) Regulations, 2016, the statutory provisions and regulations shall overridingly prevail. Any step taken or decision made by the Liquidator in adherence to the IBC and applicable regulations shall be final and binding, regardless of any contrary term herein.

Terms and Conditions of the E-auctions are as under:-

- The intending bidders are required to register through the Baanknet Auction platform.
- The complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and undertaking Form, General Terms and Conditions of online auction sale are available on the Baanknet Auction platform (formerly eBKray).
- Prospective bidders shall submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code, through the electronic auction platform Baanknet only.
- The Bidder can read the Auction and registration guidelines on the BaankNet Platform. (<https://d14q56p4ner14m.cloudfront.net/Production/Application-Documents/IBBI-Instance/clientdocument/Bidders-Auction-guide.pdf>).
- The intending bidders are required to deposit the Earnest Money Deposit (EMD) amount on BaankNet through Wallet.
- Identification of the highest bidder does not guarantee the status of a successful bidder. The Liquidator, with the approval of the Committee of Creditors (CoC) (Under Liquidation) retains the sole authority to declare the successful bidder as per **IBC Code read with Schedule 1 to the IBBi Liquidation Process Regulations, 2016**.
- Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the e-Wallet and clicking "Participate" for the respective auction. The interested bidder shall create their User ID & Password in the auction portal and deposit their EMD amount in the E-Wallet of the portal. For any query regarding the e-auction portal, reach out to BAANKNET (Bank Asset Auction Network), Email ID - support.baanknet@psballiance.com, Mobile No: 8291220220.
- The intending bidders, prior to submitting their bid, should make their independent inquiries and inspect the above-mentioned Assets at their own expenses and satisfy themselves. The Assets mentioned above can be inspected by the prospective bidders at the site between 1st July, 2026 to 31st July 2026, between 9:00 AM to 5:00 PM.
- Composite and Inseparable Sale-** The leasehold rights together with the building and structures forming part of the Liquidation Estate of the Corporate Debtor ("Liquidation Assets") and the freehold land proposed to be sold by the Secured Creditor under the provisions of the SARFAESI Act, 2002 ("SARFAESI Assets") constitute a single integrated industrial unit and are commercially, physically, and functionally inseparable. Accordingly, both assets are being offered for sale through coordinated auction processes and are intended to be acquired by a single bidder.
- Eligibility for Participation-** Any person intending to participate in the auction of the Liquidation Assets shall also register and participate in the auction of the SARFAESI Assets. A bidder shall be considered eligible for the auction of the Liquidation Assets only upon registration and participation in the corresponding SARFAESI auction.
- Condition of Successful Bid-** The successful bidder for the Liquidation Assets shall necessarily be the same person/entity who is declared the successful bidder for the SARFAESI Assets. The sale of the Liquidation Assets shall remain subject to and contingent upon the bidder being declared successful in both auction processes.
- Failure in Parallel Auction-** In the event a bidder is declared successful in respect of the Liquidation Assets but fails to emerge as the successful bidder for the SARFAESI Assets, or subsequently defaults in completing the purchase of the SARFAESI Assets, the sale of the Liquidation Assets shall automatically stand cancelled and the Liquidator shall be entitled to take such action, including forfeiture of EMD and other amounts, in accordance with the Bid Process Document and applicable law.
- Issuance of Sale Certificate-** The Sale Certificate and transfer of possession of the Liquidation Assets shall be issued only upon receipt of confirmation that the successful bidder has completed the acquisition of the SARFAESI Assets and complied with all payment obligations under the SARFAESI auction process.
- No Severability-** Participation in the auction shall constitute an unconditional acknowledgment by the bidder that the acquisition of the Liquidation Assets and the SARFAESI Assets form a single and indivisible transaction. No bidder shall be entitled to seek separate transfer, partial performance, severance of rights, or any claim arising from failure to complete either component of the transaction.
- As per Paragraph 12 of Schedule I of IBBi (Liquidation Process), Regulations, 2016, on the close of the auction, the highest bidder (Will it be the successful bidder) shall be invited to provide balance sale consideration within 90 days of the date of such demand. Provided that payments made after thirty days shall attract interest at the rate of 12%. Provided further that the sale shall be cancelled if the payment is not received within 90 days. As per Schedule I of IBBi (Liquidation Process), Regulations, within three days of declaring the highest bidder, the liquidator shall conduct due diligence and verify the eligibility of the highest bidder. The liquidator shall present the auction results, details of the highest bidder, and the due diligence conducted on it to the Committee. The liquidator shall declare the highest bidder as the successful bidder or reject such bid, with the approval of the Committee. If a bidder is found ineligible, the earnest money deposited by him shall be forfeited. In case the highest bidder is found ineligible, the liquidator may, with the approval of committee, declare the next highest bidder as the successful bidder after following the same process as provided under clause (12A) to clause (12E) of the Schedule I of IBBi (Liquidation Process), Regulations.
- On payment of the full amount, the sale shall stand completed, the liquidator shall execute certificate of sale or sale deed to transfer such assets and the assets shall be delivered to him in the manner specified in the terms of sale and in accordance with provisions of IBC, 2016 or as the case may be with the approval of the Committee.

Date: 30.06.2026

Place: Chandigarh

Sd/-
Mohit Chawla