

NOTICE FOR SALE OF ASSETS OF VIJAYGROUP HOUSING PRIVATE LIMITED (IN LIQUIDATION) THROUGH E-AUCTION

Registered Office: Office No. 201, Marine Chambers, 43 New Marine Lines, Mumbai 400020, Maharashtra.

Liquidator's Office: 1606 Corporate Annex, Sonawala Rd, Nr Udyog Bhavan, Goregaon East, Mumbai 400063, Maharashtra.

The Assets owned by the Corporate Debtor "M/s. Vijaygroup Housing Private Limited (In Liquidation)" having CIN: U45400MH2009PTC197737 is proposed to be sold as a going concern as well as on a standalone basis pursuant to Regulation 32(e) & 32(a) of IBBI (Liquidation Process) Regulations, 2016 through e-auction on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" as per details mentioned below:

Description of Assets and Properties of the Corporate Debtor for sale as a Going Concern:

Sr No	Asset Description	Reserve Price (INR)	Earnest Money Deposit (INR)	Incremental Value (INR)
1	Sale of Vijaygroup Housing Private Limited as a going concern pursuant to Regulation 32(e) of IBBI (Liquidation Process) Regulations, 2016 with all the assets of corporate debtor forming part of the Liquidation Estate.	Rs. 106,80,88,333/-	Rs. 10,68,00,000/-	Rs. 1,00,00,000/-

Description of Assets and Properties of the Corporate Debtor for sale on a Standalone basis:

Lot Nos	Asset Description	Property Area	Reserve Price (INR)	Earnest Money Deposit (INR)	Incremental Value (INR)
Lot 1	Under-Construction Buildings NE-24, SE-05 and SE-25 along-with land appurtenant	Approx. 35,270 Sq Mtr	Rs. 16,00,65,000/-	Rs. 1,60,00,000/-	Rs. 10,00,000/-
Lot 2	Vacant Land	Approx. 2,82,997.87 Sq Mtr	Rs. 90,76,50,000/-	Rs. 9,07,65,000/-	Rs. 1,00,00,000/-
Lot 3	Moveable Assets lying at 'Vijay Estate-Vakas', Plot bearing Survey No. 6 & Others, Neral Kashele Road, S. H. No. 103, Village Vakas, Neral (E), Taluka Karjat, District Raigad 410101.	-	Rs. 3,73,334	Rs. 37,300/-	Rs. 10,000/-

E-Auction process timelines:

Sr No	Particulars	Dates
1	Last date for submission of Eligibility documents by bidders	Monday, 15 th September, 2025
2	Assets Inspection Start Date	Saturday, 16 th August, 2025
3	Asset Inspection End Date	Tuesday, 16 th September, 2025
4	Last date for deposit of Earnest Money Deposit (EMD)	Wednesday, 17 th September, 2025
5	Date and Time of E-Auction	Saturday, 20 th September, 2025 From 12.00 pm to 2.00 pm (with unlimited extension of 5 minutes each)

Notes:

- The google location of the said project is: <https://maps.app.goo.gl/Gi9PSQX3kUqcphvL8>
- The sale will be done by the undersigned through the e-auction platform <https://baanknet.com>
- The terms and conditions of E-Auction and other details of properties are uploaded at the website i.e., <https://baanknet.com>
- Interested bidders can access the e-auction process document from <https://baanknet.com> or can request for sending the same through email to Birendra Kumar Agrawal (Liquidator) at cirp.vhpl@gmail.com
- Interested bidders are required to compulsorily register themselves on the following website: <https://baanknet.com> under buyer registration and then submit the eligibility documents online on the baanknet website.
- The timing for inspection of assets of the corporate debtor shall be from 10.00 am to 7.00 pm.
- Contact person on behalf of the Liquidator: a) Rohan R. Yadav (Mobile No.: +91 7977703937), Email ID: cirp.vhpl@gmail.com

Date: 16th August, 2025
Place: Mumbai

Agrawal

Birendra Kumar Agrawal
Liquidator of Vijaygroup Housing Private Limited
IBBI/IPA-001/IP-P00564/2017-18/11040

