

**Notice**  
**Dreams Construction Pune Private Limited (In Liquidation)**

Regd. Office: City Mall, Office No. 301, 3rd Floor, University Road, Ganesh Khind, PUNE - 411007, MAHARASHTRA

**E-AUCTION**

Under the Insolvency and Bankruptcy Code, 2016

Auction 1- Auction of 21 fully constructed flats as a single Lot or

Auction 1A (on failure of Auction 1)- Auction of 21 Individual flats, parallelly in the project named Dreams Ayana situated at Gat No 13, Village state, Taluka Maval, District Pune of Dreams Constructions Pune Private Limited

**Last date for application: 20.01.2025**

**Date of and time of E-Auctions:**

Auction	Date	Time	Extension
1. Auction of 21 fully constructed flats as a single Lot	10.02.2025	02:00 PM to 03:00 PM	with unlimited extension of 5 minutes each for auction held
1A. Auction of 21 Individual flats, parallelly (on failure of Auction 1)	12.02.2025	02:00 PM to 03:00 PM	with unlimited extension of 5 minutes each for auction held

Pursuant to Regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, Public Announcement is hereby made inviting for the Expression of Interest from prospective bidders for the purpose of submission of bids in respect of the auction sale of

a. Auction 1- 21 fully constructed flats in a single Lot or,

b. Auction 1A (if the Auction 1 fails)- 21 Individual flats parallelly,

in a real estate project Dreams Ayana situated at Gat No 13, Village state, Taluka Maval, District Pune, of M/s. Dreams Construction Pune Private Limited (in liquidation).

The auction is on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse basis" as owned by Dreams Construction Pune Private Limited (in Liquidation) and forming part of the Liquidation Estate formed by the Liquidator, who is appointed by the Hon'ble NCLT, Mumbai Bench vide order dated 22.11.2023. The sale will be done by the undersigned through the E-auction platform provided at the web portal: <https://nesl.co.in/>

**Auction 1 : Sale of 21 fully constructed flats in a single lot**

Description	Date & time of E-auction	Reserve Price (Rs. In Lakhs.)	EMD Amount (Rs. In Lakhs.)	Incremental Amount (Rs. In Lakhs.)
1 Sale of 21 fully constructed flats in a single lot (Tabulated below) in real estate project named Dreams Ayana situated at Gat No 13, Village state, Taluka Maval, District Pune of Dreams Constructions Pune Private Limited, as per Regulation 32 of IBBI (Liquidation Process) Regulations, 2016	10.02.2025 At 2.00 PM to 3.00 PM	451.00	45.10	20.00

**Auction 1A (if Auction 1 fails): Sale of 21 individual fully constructed flats parallelly:**

Date	Time	Wing and Flat No	Constitution of Flat	Carpet area in Sq. Ft.	Reserve Price (Rs.)	EMD Amount (Rs.)	Incremental Amount (Rs.)	
1	12-02-25	02.00 PM to 03.00 PM	Wing P3 - Flat No 202	2 BHK Compact	479.78	25,50,000	2,55,000	1,25,000
2	12-02-25	02.00 PM to 03.00 PM	wing P3 - Flat No 401	2 BHK Compact	479.78	25,50,000	2,55,000	1,25,000
3	12-02-25	02.00 PM to 03.00 PM	wing P3 - Flat No 404	2 BHK Compact	479.78	25,50,000	2,55,000	1,25,000
4	12-02-25	02.00 PM to 03.00 PM	wing P4 - Flat No 404	2 BHK Compact	479.78	25,50,000	2,55,000	1,25,000
5	12-02-25	02.00 PM to 03.00 PM	wing P5 - Flat No 401	2 BHK Compact	479.78	25,50,000	2,55,000	1,25,000
6	12-02-25	02.00 PM to 03.00 PM	wing P5 - Flat No 402	2 BHK Compact	479.78	25,50,000	2,55,000	1,25,000
7	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 105	1 BHK	397.9	21,00,000	2,10,000	1,00,000
8	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 106	1 BHK	397.9	21,00,000	2,10,000	1,00,000
9	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 201	1 BHK	397.9	21,00,000	2,10,000	1,00,000
10	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 202	1 BHK	397.9	21,00,000	2,10,000	1,00,000
11	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 205	1 BHK	397.9	21,00,000	2,10,000	1,00,000
12	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 206	1 BHK	397.9	21,00,000	2,10,000	1,00,000
13	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 301	1 BHK	397.9	21,00,000	2,10,000	1,00,000
14	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 302	1 BHK	397.9	21,00,000	2,10,000	1,00,000
15	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 303	1 BHK	397.9	21,00,000	2,10,000	1,00,000
16	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 305	1 BHK	397.9	21,00,000	2,10,000	1,00,000
17	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 401	1 BHK	397.9	21,00,000	2,10,000	1,00,000
18	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 402	1 BHK	397.9	21,00,000	2,10,000	1,00,000
19	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 405	1 BHK	397.9	21,00,000	2,10,000	1,00,000
20	12-02-25	02.00 PM to 03.00 PM	wing Q1 - Flat No 406	1 BHK	397.9	21,00,000	2,10,000	1,00,000
21	12-02-25	02.00 PM to 03.00 PM	wing Q2 - Flat No 405	1 BHK	397.9	21,00,000	2,10,000	1,00,000

The qualified bidders who meet the Eligibility Criteria can participate in the E-Auction, by bidding for not less than the Reserve Price as mentioned above.

Success of Auction 1 will result in automatic cancellation of Auction 1A. Accordingly, the EMD submitted for Auction 1A will be refunded.

In the event no bids/ no EMD are received Auction 1, then the Auction 1A will take place as scheduled and auction for Flats 1 to 21 (as Listed above) will run parallelly.

The Interested applicants are requested to refer to the detailed E-Auction Process Document for the details of assets available, payment terms and the entire process to be followed for participation in the E-auction till the conclusion of the sale. The documents are available on the e-auction website <https://nesl.co.in/auction-notices-under-ibc/>. Last date to submit the EMD is 06-02-2025 till 6.00 PM

**Address:**

KDRA Insolvency Professionals Private Limited, 207, Kshitij, Veera Desai Marg, Near Azad Nagar Metro Station, Andheri (W) – 400058.

Email: [dreamsconstructionliquidation@gmail.com](mailto:dreamsconstructionliquidation@gmail.com)

Tel. No. 022-66950008

Sd/-

Vijendra Kumar Jain  
IBBI/IPA-001/IP-P00721/2017-18/11253

Date: 06.01.2024

Place: Mumbai