SALE NOTICE UNDER IBC, 2016

ZEP INFRATECH LIMITED - In Liquidation

Liquidator's office: 301 Sovereign Shoppers, Near Sneh Sankul Wadi, Anand Mahal Road, Surat-395009, Gujarat, India.

Date & Time of E-Auction: Monday, 07th December, 2026 from 11:00 am to 03:00 pm

Notice is hereby given to the public at the large for inviting bids for Sale assets of **M/S ZEP INFRATECH LIMITED** - In Liquidation, having its registered office at Abhijit, 7th Floor, Mithakhali Six Road, Ellisbridge, Ahmedabad, Gujarat, India,380006, by the Liquidator appointed by the Hon'ble NCLT, Ahmedabad, dated 23.06.2025 on "**As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis**".

	Nature of Business/ Asset and Description	Reserve Price (INR)	Earnest Money Deposit (INR)	Incremental Bid Amount (INR)
Sale of the Corporate Debtor's Assets in standalone basis Date and Time of Auction: Monday, 07th December, 2026 from 11:00 AM to 03:00 PM.				
1.	Flat No: D/18, Basement and Ground Floor, Anand Niketan, Nr. Delhi University, Benito Juarez Marg, New Delhi - 110021.	7,05,00,000/-	70,50,000/-	1,00,000/-
2.	Villa No: 6, Infinity Bay, Opp. Sky Waters, Holy Cross Colony, Zuari Road, Survey No: 23/1, Village: Chicalim, Sub District: Mormugao, District: Goa	3,75,00,000/-	37,50,000/-	1,00,000/-
3.	Office No: S/2, 2nd Floor, Navrang Complex, Nr. Swastik cross Road, B/s. Navrang girls hostel, Navrangpura, Moje: Navrangpura, Taluka & Dis: Ahmedabad	50,00,000/-	5,00,000/-	50,000/-

Last date of submission of Eligibility Documents	**4th December, 2026 in the manner mentioned in detail E-auction Process Document**
Inspection of Assets of Corporate Debtor	**From 6th November 2026 to 4th December, 2026**
Date for submission of Earnest Money Deposit	**From 6th November 2026 to 4th December, 2026**
Date and time of E-Auction for qualified bidders	**07th December, 2026 at 11:00 AM to 03:00 PM**

IBBI/IPA-001/IP-P-02117/2020-2021/13270 NANDISH SUNILBHAI VIN

Terms and Conditions of the E-Auction:

1. E-Auction will be conducted on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS"** through e-auction platform **https://baanknet.com** (with unlimited extension of 5 min each).

2. Prospective bidders need to register on Baanknet auction platform. (**https://baanknet.com, https://ibbi.baaanknet.com/eauction-ibbi/home**) and should carefully submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code through the electronic auction platform.

3. Kindly note that the prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.

4. Please refer relevant E-Auction Process Information Document for all Assets details at https://ibbi.baanknet.com

5. 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. 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 bidders should 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: +91 8291220220.

6. It is clarified that this invitation purports only to invite prospective bidders and does not create any kind of binding obligation on the Liquidator or the Company to effectuate the sale. Liquidator has the right to E-Auction and/or cancel and/or modify, delete any of the terms and conditions including timelines or extend /defer/cancel and/or modify, delete any of the terms and conditions including timelines of the E-Auction at his discretion in the interest of Liquidation Process and has the right to reject any bid without any prior notice or assigning any reason whatsoever at any stage of the auction.

7. The documents regarding the above assets can be inspected by the prospective bidders with a prior appointment in accordance with the terms of the E-Auction Process Document, by contacting Mr. Nandish Sunilbhai Vin at +91 9924630991.

8. **PLEASE REFER THE COMPLETE E-AUCTION PROCESS DOCUMENT/ E-AUCTION PROCESS MEMORANDUM FOR THE DETAILS/ TERMS AND CONDITIONS OF THE AUCTION.**

9. **Sale shall be subject to the provisions of Insolvency and Bankruptcy code, 2016 and Regulations.**

Date: 06-11-2026
Place: Surat

Sd/-
Nandish Sunilbhai Vin
Liquidator –Zep Infratech Limited (Under Liquidation)
IBBI Reg No: IBBI/IPA-001/IP-P-02117/2020-2021/13270
AFA Valid Up to: 31.12.2026