

NAKODA LIMITED (IN LIQUIDATION)**Liquidator: Ravindra Kumar Goyal**

CIN: L17111GJ1984PLC045995

(The Company)

Registered Office: Block No 1 & 12 to 16 Village-Karanj Tal Mandvi Dist-Surat Gujarat-394110**IBBI Address:** I-807, 8th Floor, Godrej Garden City, Behind Nirma University, Jagatpur, S.G. Highway, Ahmedabad-382481Email: ravindra1960_goyal@yahoo.co.in , ravindranakoda@gmail.com**E-Auction: Sale of Assets under Insolvency and Bankruptcy Code, 2016****Date & Time of E-Auction for Sale of Company on Standalone Basis: 17th June 2026****Time:** 01:00 P.M. to 03:00 P.M. (With unlimited extension of 5 minutes each)Last date of filing Pre-Qualification Document on Auction Platform- 15th June, 2026 till 5.00 P.M.**Last Date of EMD Submission:** 15th June, 2026 till 5.00 P.M.

Sale of Assets on standalone basis or Plant as a Whole in view of Regulation 32(b), Sale of Assets on Piecemeal Basis in view of Regulation 32(a)/(c) of IBBI (Liquidation Process) Regulations 2016, forming part of Liquidation Estate by the liquidator appointed by the Hon'ble National Company Law Tribunal, Ahmedabad Bench vide order dated 08.02.2023. The sale will be done by the undersigned through E-auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>

Block	Asset Description	Reserve Price (INR)	EMD (INR)	Incremental Value (INR)
A	Sale of Entire Surat Plant of Corporate Debtor situated at Block No 1 & 12 to 16 Village-Karanj Tal Mandvi Dist-Surat Gujarat-394110 Comprising of Phase-1 and Phase-2 and Flat at Surat (Land admeasuring 51,853.05 sq. meters)	79,76,22,912	3,98,81,146	50,00,000
B	Sale of Surat Old Plant of Corporate Debtor in slump sale, including, Land and Building, Plant and Machinery situated at Phase-1: as per demarcation on site (Land admeasuring 38,553.78 sq. meters)	40,92,22,880	2,04,61,144	10,00,000
C	Sale of Surat Plant of Corporate Debtor in slump sale, including, Land and Building, Plant and Machinery situated at Phase-2: Yarn Manufacturing Plant: as per demarcation on site (Land admeasuring 13,299.27 sq. meters)	38,68,50,032	1,93,42,502	10,00,000

D	Sale of Surat Old Plant of Corporate Debtor in slump sale, including, Land and Building, situated at Phase-1: as per demarcation on site (Land admeasuring 38,553.78 sq. meters)	36,16,34,456	1,80,81,723	10,00,000
E	Sale of Surat Old Plant of Corporate Debtor in slump sale, including, Plant and Machinery, situated at Phase-1	4,75,88,424	23,79,421	10,00,000
F	Flat at Surat on piecemeal basis	15,50,000	77,500	50,000

Terms and Condition of the E-auction are as under:

1. E-Auction will be conducted on "**AS IS WHERE IS***"**AS IS WHAT IS*** "**WHATEVER THERE IS*** and "**AND NO RECOURSE BASIS**" as such sale is without any kind of warranties and indemnities through approved service provider at IBBI eAuction Portal by BAANKNET.
2. The Complete E-Auction process document containing details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, General Terms and Condition of online auction sale are available on the website of **EBKRAY** at <https://baanknet.com> or can be obtained through an email at ravindranakoda@gmail.com
3. The Liquidator has right to accept or cancel or extend or modify, etc. any terms and conditions of E-Auction at any time. He has right to reject any of the bids without giving any reasons.
4. The Applicability of taxes including stamp duty on Land & Building shall be governed by the prevalent laws of India or respective State and plant and machinery, stock, inventory & consumables of respective plant shall be sold after levying applicable GST.
5. The intending bidders, prior to submitting their bid, should make their independent inquiries and conduct their independent due diligence at their own expenses and satisfy themselves.
6. The properties mentioned above can be inspected by the prospective bidders with an email request at ravindranakoda@gmail.com for prior appointment relating to the visit.
7. The properties of the Corporate Debtor are being attached by the Enforcement Directorate and Income Tax Department for which a matter is sub-judice before the Hon'ble High Court, Gujarat. Also, the matter relating to release of the attached properties by the Enforcement Directorate is also sub-judice before the Hon'ble NCLT, Ahmedabad and Special Court under Prevention of Money Laundering Act. The intending bidders should conduct their independent due diligence at their own expenses.
8. The intending 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.
9. In case of any technical glitch or system issue from the side of BAANKNET, the Liquidator shall not be held responsible. The bidder shall be solely responsible for ensuring their ability to participate in the E-Auction. However, in case of any query or assistance the interested buyer should approach the liquidator before 48 Hours of the scheduled auction subject to further terms and conditions of the auction document.

10. The Bidder can read the Auction and registration guidelines on the BaankNet Platform. (<https://d14q55p4nerl4m.cloudfront.net/Production/Application-Documents/IBBI-Instance/client-document/Bidders-Auction-guide.pdf>). The intending bidders are required to deposit Earnest Money Deposit (EMD) amount on Baank Net through Wallet.
11. It is clarified that this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Liquidator or the Company to effectuate the sale. The Liquidator reserves the right to cancel or modify the process and / or not to accept and / or disqualify any interested party / potential investor / bidder without assigning any reason and without any liability.
12. Documents shall be submitted to the auction portal in the format prescribed in the Auction Document on or before **15th June, 2026**. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from the website <https://ibbi.baanknet.com/eauction-ibbi/home> .
13. Subsequent to announcement of Successful bidder in consultation with SCC, the Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder and will seek balance consideration. (In view of detailed terms and condition mentioned under E-Auction Document). Default in deposit of the balance amount by the successful bidder within the time limit as mentioned would entail forfeiture of the entire amount deposited (EMD + Any Other Amount) by the Successful Bidder.
14. The successful bidder can pay balance of the bid amount within 30 days of declaring as Successful Bidder, and balance amount shall be after adjusting the EMD amount already paid; which can be further extended by 150 days (i.e. total time period of 180 days) at the request of Successful Bidder. Provided that in case the Successful Bidder seeks to the avail the said extension of 150 days, the same shall be granted subject to imposition of an interest at the rate of 12% per annum from the date of expiry of the 30 days-time period till the actual payment of the complete amount. It may be noted that in no manner whatsoever that the total time period shall be beyond 180 days from the date of issuance of LOI.

For Further information, the intending Applicant may contact the undersigned through an email at ravindranakoda@gmail.com.

IMPORTANT NOTES

It is hereby informed to all interested parties that in case any successful bid is achieved for Block A thereby announcing a successful bidder, the remaining Option Block B, C, D, E and F shall stand cancelled automatically.

It is hereby informed to all interested parties that in case any successful bid is achieved for Block B thereby announcing a successful bidder, the Option Block D and E shall stand cancelled automatically.

It is hereby further informed that sale under Block E shall be confirmed only after successful sale of assets under Block D. In case no bids received for Block D the sale under Block E shall be automatically cancelled.

Ravindra Kumar Goyal
Liquidator

M/s Nakoda Limited

IBBI Reg. No. IBBI/IPA-001/IP-P-02019/2020-2021/13098

Place: Ahmedabad

Date:02.06.2026