

Joint E-Auction Sale Notice

E-auction Sale Notice for Sale of Bluefern Ventures Private Limited as a going concern under Insolvency and Bankruptcy Code, 2016 and under Section 13(4) of SARFAESI ACT 2002 read with relevant Rules 8(6) & 9 under Security Enforcement Rules, 2002. & in accordance with order passed by Hon'ble NCLT Guwahati Bench in IA(IBC)17/GB/2025 dated 21.08.2025

In the matter of
Bluefern Ventures Private Limited (In Liquidation), Corporate debtor
Ongmu Bhutia, Personal Guarantor/ Mortgager Regd Address: Gangtok
Road, Namchi (South), Namchi (Sikkim), Sikkim- 737126

Jointly issued by
Liquidator: Sudha Sarma (IBBI/IPA-002/IP-N01251/2022-2023/14266)
Address: M/s SUDHA & Associates, 185, M.R.D. Road, Bamunimaidam,
Guwahati, PIN : 781021, Assam. Contact: 9864050249, email:
liquidator.bluefern@gmail.com

And

Authorised officer: Prakash Agrawal, Chief Manager, Bank of Baroda (Erstwhile Dena Bank), Avani Heights, 1st Floor,59A, Chowringhee Road, Kolkata-700020, West Bengal. Email - samkol@bankofbaroda.co.in, Phone no.- 7980531671

E-auction Notice is hereby given to the public in general and in particular to the Borrower(s) and to the Guarantors(s) for sale of Bluefern Ventures Private Limited (in Liquidation)(an under construction Hotel) as a going concern forming part of the liquidation estate formed by the liquidator under Insolvency and Bankruptcy Code, (Liquidation Process) Regulations, 2016 jointly with portions of the land of the guarantor of the Corporate Debtor mortgaged with Bank of Baroda, the Secured Financial Creditor forming integral part of the Hotel under SARFAESI Act, 2002 (See Rule 6 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002) on " As is where is", As is what is" , "whatever where is" and "No recourse basis".

To All Prospective Bidders - Short Description of the Assets along with land details:

Sl No.	Particulars	Reserve Price (in Rs.) (Excluding any Taxes)	Earnest Money Deposit (in Rs)	Remarks
A.	Sale as a going concern of assets of Bluefern Ventures Private Limited (in liquidation) including 65 bedded Hotel building Complex, Furniture and Fixtures, and machinery at Damthang Road, Namchi, Sikkim. alongwith	14,20,00,000	71,00,000	In Order to maximise the value and as per the Hon'ble National Company Law Tribunal, Guwahati vide order dated 21.08.2025 in IA (IBC)17\GB\2025 in CP(IB)5\GB\2018, the Hotel building of Bluefern Ventures Private Limited are being sold jointly with the parcels of land owned by Ongmu Bhutia, the promoter and Guarantor of the Corporate Debtor and mortgaged to Bank of Baroda, the secured Financial creditor. The lender has taken symbolic possession of the said land parcels under SARFAESI Act 2002.
B.	All the part and parcel of the lands measuring 0.5360 hectares, detailed below as mortgaged to Bank of Baroda. 4 Plots of Land (Khaitan No.-1136,Block: Namchi Bazar, Area: Bomtar District : South Sikkim. (i) Plot No. 4/585 having 0.1500 Hectare (ii) Plot No. 4/1090 having 0.0278 Hectare (iii)Plot No.-5/1091 having 0.0135 Hectare (iv)Plot No.-6/1092 having 0.0035 Hectare & Plot No. 3- (Open parking area for proposed Hotel) having 0.3412 Hectare Address-Revenue block, Namchi Bazar, Revenue Circle, Bomtar subdivision, Namchi, South Sikkim.			

Particulars	Timelines
Submission of eligibility document such as Requisite Forms, Affidavit and Undertaking, 29A Declaration etc. by the Prospective Bidder as per the Process Information Document.	4th November, 2025 to 6th December,2025
Inspection period	5th November ,2025 to 6th December,2025
Last Date for Submission of EMD	6th December, 2025
Date & Time of E-auction	8th December,2025, Time:10AM to 1.00PM (with unlimited extension of 5 minutes each)

Terms and Conditions of the e-auction are as under:

- The complete e-auction process document containing details of the properties, online e-auction bid form, Declaration and Undertaking forms, General Terms and Conditions of e-auction sale are available on website: <https://ibbi.baanknet.com/eauction-ibbi/home> or www.baanknet.com
- The bidders cannot place a bid at a value below the reserve price.
- In case of any dispute regarding the e-auction, the decision of the liquidator arrived in consultation with the Authorized Officer of the Bank shall be final and binding.
- The Sale shall be concluded under respective Acts for the relevant Assets.
- During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs.5,00,000 (Rs.5 lakhs) to the last higher bid of bidders.
- Intending bidders shall conduct independent due diligence, at their own cost, regarding ownership, title and any outstanding dues related to the property, including local taxes, electricity, water charges or other liabilities before participating in the E -auction and shall satisfy themselves accordingly.
- All statutory dues/attendant charges/other dues relating to the respective asset/property including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
- All the part and parcel of land owned by Personal Guarantor to CD are mortgaged to Bank of Baroda. Bank has taken symbolic possession of the same under SARFAESI Act 2002.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of liquidator and Authorised Officer to effectuate the sale . Liquidator and Authorised Officer has right to extend /defer/cancel/and/or modify , delete any of the terms and conditions in the in the interest of Liquidation process.
- Detailed terms and conditions of auction sale under SARFAESI is available at: <https://www.bankofbaroda.bank.in/e-auction>. In case of any clarifications, Please contact the undersigned at liquidator.bluefern@gmail.com.

Sd/-
Sudha Sarma
Liquidator
Guwahati
04.11.2025

Sd/-
Prakash Agrawal
Authorized Officer,
Bank of Baroda

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Address: M/s SUDHA & Associates, 165, M.R.D. Road, Bamunimaidam,
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B.	All the part and parcel of the lands measuring 0.5360 hectares, detailed below as mortgaged to Bank of Baroda. 4 Plots of Land (Khatian No.- 1136, Block: Namchi Bazar, Area: Bomtar District : South Sikkim. (i) Plot No. 4/585 having 0.1500 Hectare (ii) Plot No. 4/1090 having 0.0278 Hectare (iii) Plot No. 5/1091 having 0.0135 Hectare (iv) Plot No. 6/1092 having 0.0035 Hectare & Plot No. 3- (Open parking area for proposed Hotel) having 0.3412 Hectare Address- Revenue block, Namchi Bazar, Revenue Circle, Bomtar subdivision, Namchi, South Sikkim.			

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Sd/- Sudha Sarma Liquidator Guwahati 04.11.2025	Sd/- Prakash Agrawal Authorized Officer, Bank of Baroda
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Business Standard

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Guwahati
04.11.2025

Sd/-
Sudha Sarma
Liquidator

Sd/-
Prakash Agrawal
Authorized Officer
Bank of Baroda

संयुक्त ई-लिलामी बिक्री सूचना

दिवाल्या एवं शोधन अक्षमता संहिता, 2016 अन्तर्गत र एम्एआरएफईएसआई अधिनियम, 2002 को धारा 13(4) का साथ सुरक्षा प्रवर्तन नियम, 2002 को प्रारम्भिक नियम 8(6) र 9 अन्तर्गत ब्लूफेर्म भेन्वर्स प्राइभेट लिमिटेडको बिक्री हेतु ई-लिलामी बिक्री सूचना। अनि होरेबल एन्सीएलटी गुवाहाटी पौडद्वारा आईए(आईबीसी)17/जीबी/2025 मिति 21.08.2025 द्वारा जारी आदेश अनुसार।

ब्लूफेर्म भेन्वर्स प्राइभेट लिमिटेड (परिसमापनमा) को मामिलामा कर्पोरेट देनदार ओड्डुमु भोटिया, व्यक्तिगत ग्यारेन्ट/ धितोकर्ता

पञ्जीकृत ठेगाना: गान्तोक रोड, नाम्ची (दक्षिण), नाम्ची (सिक्किम), सिक्किम- 737126 संयुक्त रूपमा जारी गरिएको परिसमापक: सुधा शर्मा (आईबीसीआई/आईपीए-00211पी-एन01251/2022-2023/14266) ठेगाना: मेसर्स सुधा 8 एसोसिएट्स, 185, एम.आर.डी. सडक,

बामुनीमैदम, गुवाहाटी, पिन : 781021, असम। सम्पर्क गर्नुहोस्: 9864050249, ईमेल: Email: liquidator.blueferm@gmail.com

अनि

प्राधिकृत अधिकारी: प्रकाश अग्रवाल, मुख्य प्रबन्धक, ब्यांक अफ बडौदा (तत्कालीन देना ब्यांक), अवनी हाइड्रस, पहिलो तल्ला, 59ए, चौगुनी रोड, कोलकाता-700020, पश्चिम बंगाल। ईमेल: samkol@bankofbaroda.co.in, फोन नम्बर: 7980531671

एतद्वारा आम जनता र विशेष रूपमा ऋणी (हरू) तथा ग्यारेन्टर (हरू) लाई ब्लूफेर्म भेन्वर्स प्राइभेट लिमिटेड (परिसमापनाधीन) (एक निर्माणाधीन होटल) को बिक्री हेतु ई-लिलामी सूचना दिइन्छ। यो एक चालू प्रतिष्ठान हो, जो दिवालिया एवं शोधन अक्षमता (परिसमापन प्रक्रिया) विनियम, 2016 अन्तर्गत परिसमापकद्वारा गठित परिसमापन समूहको एक भाग हो। यसका साथै कर्पोरेट देनदारका ग्यारेन्टरहरूको भूमिको केही हिस्सा ब्यांक अफ बडौदा, सुरक्षित वित्तीय ऋणदातासँग बन्धक छ, जो एम्एआरएफईएसआई अधिनियम, 2002 (सुरक्षा हित (प्रवर्तन) नियम, 2002 को नियम 8 (6) को नियम 6 को परन्तुक हेर्नुहोस्) अन्तर्गत होटलको अभिन्न अंग हो। सबै सम्भावित बोलीदाताहरूका लागि - भूमि विवरण सहित परिसम्पत्तिहरूको सक्षिप्त विवरण:

क्रम सं.	विवरण	आरक्षित मूल्य (रुपियामा) (जुने पनि कर छोडेर)	धरीटी राशि जमा (रुपियामा)	प्रतिक्रिया
क	ब्लूफेर्म भेन्वर्स प्राइभेट लिमिटेडको सम्पत्ति (परिसमापनमा)-को बिक्री जारी छ, जसमा 65 पलडयुक्त होटल भवन कम्प्लेक्स, फर्निचर र फिक्स्चर तथा सिक्किमको नाम्चीमा रहेको दामघाड रोडस्थित तन्त्र समावेश छन्।	14,20,00,000	71,00,000	मूल्य अधिकतम बनाउन र माननीय राष्ट्रिय कम्पनी कानून न्यायाधिकरण, गुवाहाटीले मिति 21.08.2025 मा आईए (आईबीसी)17/1GB/2025 मा
ख	साथै ब्यांक अफ बडौदाको धितो राखिएको 0.5360 हेक्टर जग्गाको सबै अंश र पारसलसहित। 4 प्लट जग्गा (खैतान नम्बर 1136, ब्लक: नाम्ची बजार, क्षेत्र: बुन्दारा जिल्ला: दक्षिण सिक्किम। (i) प्लट सं. 4/585 जसमा 0.1500 हेक्टर जमिन छ (ii) प्लट नम्बर 4/1090 जसमा 0.0278 हेक्टर जमिन छ (iii) प्लट नम्बर 5/1091 जसमा 0.0135 हेक्टर जमिन छ (iv) प्लट नम्बर 6/1092 जसमा 0.0035 हेक्टर जमिन छ र प्लट नम्बर 3 - (प्रस्तावित होटलको लागि खुल्ला पार्किङ क्षेत्र) जसमा 0.3412 हेक्टर जमिन छ			सीपी(आईबीसी)5/1GB/2018 मा दिएको आदेशअनुसार ब्लूफेर्म भेन्वर्स प्राइभेट लिमिटेडको होटल भवन कर्पोरेट ऋणीको प्रवर्द्धक र ग्यारेन्टर द ओड्डुमु भोटियाको स्वामित्वमा रहेको र सुरक्षित वित्तीय ऋणदाता ब्यांक अफ बडौदालाई धितो राखेको जग्गाको पारसलसँग संयुक्त रूपमा बेचिएको छ। ऋणदाताले सरफेरी ऐन 2002 अन्तर्गत उक्त जग्गा पारसलहरूको प्रातीकात्मक कब्जा लिएको छ।
	ठेगाना: राजस्व ब्लक, नाम्ची बजार, राजस्व सर्कल, बुन्दारा महकुमा, नाम्ची, दक्षिण सिक्किम			

विवरण समयसीमा
प्रक्रिया जानकारी दस्तावेजअनुसार सम्पादित डाकबोलीद्वारा ले आवश्यक फारम, शपथपत्र र प्रतिबद्धता, 29A घोषणापत्र आदि जस्ता योग्यता दस्तावेजहरू पेश गर्नुपर्नेछ। 4 नोभेम्बर, 2025 देखि 6 दिसम्बर, 2025

निरीक्षण अवधि 5 नोभेम्बर, 2025 देखि 6 दिसम्बर, 2025

ईएमडी बुझाउने अन्तिम मिति 6 दिसम्बर, 2025

ई-लिलामीको मिति र समय 8 दिसम्बर, 2025 र बिहान 10:00 बजेदेखि दिउँसाे 1:00 बजेसम्म (5 मिनटको असीमित विस्तारसहित)

- सम्पत्तिहरूको विवरण, अनलाइन ई-लिलामी बोली प्रपत्र, घोषणा र सम्झौता पत्र, ई-लिलामी बिक्रीका सामान्य नियम र शर्तहरूसहितको सम्पूर्ण ई-लिलामी प्रक्रिया दस्तावेज वेबसाइट: <https://ibbi.baanknet.com/eauction-ibbi/home> or www.baanknet.com मा उपलब्ध छ।
- बोलीदाताहरूले आरक्षित मूल्यभन्दा कम मूल्यमा बोली लगाउन सक्दैनन्।
- ई-लिलामीको सम्बन्धमा जुने पनि विवादको स्थितिमा, ब्यांकका प्राधिकृत अधिकारीसँग परामर्श गरी परिसमापकद्वारा लिइएको निर्णय अन्तिम र बाध्यकारी हुनेछ।
- सम्बन्धित परिसम्पत्तिको लागि बिक्री सम्बन्धित अधिनियम अन्तर्गत सम्पन्न गरिनेछ।
- ई-लिलामीको समयमा, बोलीदाताहरूलाई अन्तिम बोलीको अनिर्णक, पारस्परिक बोलीमा उच्च बोली लगाउने अनुमति दिइनेछ र बोली राखिमा न्यूनतम मुद्दि रु. 10,000/- हुनुपर्छ। बोलीदाताहरूको अन्तिम उच्चतम बोलीलाई रु. 5,00,000 (5 लाख रुपियाँ) को भुक्तान गरिनेछ।
- इच्छुक बोलीदाताहरूले ई-लिलामीया भाग लिनु अघि स्वामित्व, शीर्षक र सम्पत्तिसँग सम्बन्धित जुने पनि बकाया राशि, जसमा स्थानीय कर, बिजुली, पानीको शुल्क वा अन्य देनदारीहरू सामेल छन्, को बारेमा आफ्नी लागतमा स्वतन्त्र रूपमा उचित परिश्रम गर्नुपर्नेछ तथा तदनुसार आफूलाई सन्तुष्ट पार्नुपर्नेछ।
- सम्बन्धित परिसम्पत्ति/सम्पत्तिसँग सम्बन्धित सबै वैधानिक बकाया/परिचय शुल्क/अन्य बकाया, जसमा पञ्जीकरण शुल्क, रेट्यायम शुल्क, कर आदि सामेल छन्, सकल बोलीदाताले वहन गर्नुपर्नेछ।
- सीडीका व्यक्तिगत ग्यारेन्टरको स्वामित्वमा रहेको भूमिको पूरा हिस्सा ब्यांक अफ बडौदाको धितो राखिएको छ। ब्यांकले एम्एआरएफईएसआई अधिनियम 2002 अन्तर्गत यसको प्रातीकात्मक कब्जा लिएको छ।
- यो स्पष्ट पारिएको छ कि, यो निम्नजस्ता सम्भावित बोलीदाताहरूलाई आमन्त्रित गर्नका लागि हो र बिक्रीलाई प्रभावी बनाउनका लागि परिसमापक र प्राधिकृत अधिकारीको तर्फबाट जुने पनि प्रकारको बाध्यकारी दायित्व सिर्जना गरिँदैन। परिसमापक र प्राधिकृत अधिकारीलाई परिसमापक प्रक्रियाको हिलमा जुने पनि नियम र शर्तहरूलाई बढाउने/स्वागत गर्ने/रद्द गर्ने/वा संशोधित गर्ने, हटाउने अधिकार छ।
- एम्एआरएफईएसआई अन्तर्गत लिलामी बिक्रीको विस्तृत नियम र शर्तहरू: <https://www.bankofbaroda.bankin/c-auction> मा उपलब्ध छन्। जुने स्पष्टीकरणको लागि, कृपया तल हस्ताक्षरकर्तालाई liquidator.blueferm@gmail.com मा सम्पर्क गर्नुहोस्।

गुवाहाटी 04.11.2025

हस्ताक्षर/-
सुधा शर्मा
परिसमापक

हस्ताक्षर/-
प्राधिकृत अधिकारी
प्रकाश अग्रवाल
ब्यांक अफ बडौदा



Joint E-Auction Sale Notice

E-auction Sale Notice for Sale of Bluefern Ventures Private Limited as a going concern under Insolvency and Bankruptcy Code, 2016 and under Section 13(4) of SARFAESI ACT 2002 read with relevant Rules 8(6) & 9 under Security Enforcement Rules, 2002. & in accordance with order passed by Hon'ble NCLT Guwahati Bench in IA(IBC)17/GB/2025 dated 21.08.2025

In the matter of

Bluefern Ventures Private Limited (In Liquidation), Corporate debtor

Ongmu Bhutia, Personal Guarantors/ Mortgagees

Regd Address: Gangtok Road, Namchi (South), Namchi (Sikkim), Sikkim- 737126

Jointly issued by

Liquidator: Sudha Sarma (IBBI/IPA-002/IP-N01251/2022-2023/14266)

Address: M/s SUDHA & Associates, 185, M.R.D. Road,

Bamunimaidam, Guwahati, PIN : 781021, Assam.

Contact: 9864050249, Email: liquidator.bluefern@gmail.com

And

Authorised officer: Prakash Agrawal, Chief Manager, Bank of Baroda

(Erstwhile Dena Bank), Avani Heights, 1st Floor, 59A, Chowringhee Road,

Kolkata-700020, West Bengal. Email: samkol@bankofbaroda.co.in, Phone no.: 7980531671

E-auction Notice is hereby given to the public in general and in particular to the Borrower(s) and to the Guarantors(s) for sale of Bluefern Ventures Private Limited (in Liquidation) (an under construction Hotel) as a going concern forming part of the liquidation estate formed by the liquidator under Insolvency and Bankruptcy (Liquidation Process) Regulations, 2016, jointly with portions of the land of the guarantors of the Corporate Debtor mortgaged with Bank of Baroda, the Secured Financial Creditor forming integral part of the Hotel under SARFAESI Act, 2002 (See Rule 6 proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002) on "As is where is", "As is what is", "whatever where is" and "No recourse basis".

To All Prospective Bidders - Short Description of the Assets along with land details:

Sl No.	Particulars	Reserve Price (in Rs.) (Excluding any Taxes)	Earnest Money Deposit (in Rs)	Remarks
A	Sale as a going concern of assets of Bluefern Ventures Private Limited (in liquidation) including 65 bedded Hotel building Complex, Furniture and Fixtures, and machinery at Damthang Road, Namchi, Sikkim. alongwith	14,20,00,000	71,00,000	In Order to maximise the value and as per the Hon'ble National Company Law Tribunal, Guwahati vide order dated 21.08.2025 in IA (IBC)17/GB/2025 in CP(IBC)5/GB/2018, the Hotel building of Bluefern Ventures Private Limited are being sold jointly with the parcels of land owned by the Ongmu Bhutia, the promoter & Guarantor of the Corporate Debtor and mortgaged to Bank of Baroda, the secured Financial creditor. The lender has taken symbolic possession of the said land parcels under SARFAESI Act 2002.
B	All the part and parcel of the lands measuring 0.5360 hectares, detailed below as mortgaged to Bank of Baroda. 4 Plots of Land (Khatan No. 1136, Block: Namchi Bazar, Area: Bomtar District : South Sikkim. (i) Plot No. 4/585 having 0.1500 Hectare (ii) Plot No. 4/1090 having 0.0278 Hectare (iii) Plot No. 5/1091 having 0.0135 Hectare (iv) Plot No. 6/1092 having 0.0035 Hectare & Plot No. 3 - (Open parking area for proposed Hotel) having 0.3412 Hectare Address: Revenue block, Namchi Bazar, Revenue Circle, Bomtar subdivision, Namchi, South Sikkim			

Particulars	Timelines
Submission of eligibility document such as Requisite Forms, Affidavit and Undertaking, 29A Declaration etc. by the Prospective Bidder as per the Process Information Document.	4th November, 2025 to 6th December, 2025
Inspection period	5th November, 2025 to 6th December, 2025
Last Date for Submission of EMD	6th December, 2025
Date & Time of E-auction	8th December, 2025 & 10:00 AM to 1:00 PM (with unlimited extension of 5 minutes each)

- The complete e-auction process document containing details of the properties, online e-auction bid form, Declaration and Undertaking forms. General Terms and Conditions of e-auction sale are available on website: <https://ibbi.baanknet.com/eauction-ibbi/home> or www.baanknet.com
- The bidders cannot place a bid at a value below the reserve price.
- In case of any dispute regarding the e-auction, the decision of the liquidator arrived in consultation with the Authorized Officer of the Bank shall be final and binding.
- The Sale shall be concluded under respective Acts for the relevant Assets.
- During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of Rs. 5,00,000 (Rs. 5 lakhs) to the last higher bid of bidders.
- Intending bidders shall conduct independent due diligence, at their own cost, regarding ownership, title and any outstanding dues related to the property, including local taxes, electricity, water charges or other liabilities before participating in the E-auction and shall satisfy themselves accordingly.
- All statutory dues/attendant charges/other dues relating to the respective asset/property including registration charges, stamp duty, taxes etc. shall have to be borne by the successful bidder.
- All the part and parcel of land owned by Personal Guarantor to CD are mortgaged to Bank of Baroda. Bank has taken symbolic possession of the same under SARFAESI Act 2002.
- It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of liquidator and Authorised Officer to effectuate the sale. Liquidator and Authorised Officer has right to extend/defer/cancel/and/or modify, delete any of the terms and conditions in the in the interest of Liquidation process.
- Detailed terms and conditions of auction sale under SARFAESI is available at: <https://www.bankofbaroda.bank.in/e-auction>. In case of any clarifications, Please contact the undersigned at liquidator.bluefern@gmail.com.

Guwahati
04.11.2025

Sd/-
Sudha Sarma
Liquidator

Sd/-
Prakash Agrawal
Authorized Officer
Bank of Baroda