

MAP REFOILS INDIA LIMITED (IN LIQUIDATION) • MAP OIL LLP (IN LIQUIDATION) • BANKRUPTCY ESTATE OF THE PERSONAL GUARANTORS • MAP COTTON PRIVATE LIMITED (CORPORATE GUARANTOR) & OTHER ASSETS MORTGAGED TO BANK OF BARODA

Lead Auctioneer: CA Vikash Gautamchand Jain, Liquidator, 204, Wall Street-1, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380 006 | liq.mapril@gmail.com | +91 7990672640

JOINT E-AUCTION SALE NOTICE

Under Section 35(1)(f) of the Insolvency and Bankruptcy Code, 2016 read with Regulation 33 and Schedule I of the IBBI (Liquidation Process) Regulations, 2016; Section 152 of the IBC read with the IBBI (Bankruptcy Process for Personal Guarantors to Corporate Debtors) Regulations, 2019; and Section 13(4) of the SARFAESI Act, 2002 read with Rules 8(6) and 9 of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and to the borrowers, mortgagors and guarantors in particular that the assets described below shall be sold as a SINGLE COMPOSITE LOT on "As is where is", "As is what is", "Whatever there is" and "No recourse" basis by joint e-auction on the BAANKNET platform (<https://baanknet.com>) by CA Vikash Gautamchand Jain, Liquidator of MAP Refoils India Limited (IBBI/IPA-001/IP-P00354/2017-18/10612) – Lead Auctioneer; CA Vinod Tarachand Agrawal, Liquidator of MAP Oil LLP (IBBI/IPA-001/IP-P00641/2017-18/11090); CA Kinjalkumar Madhubhai Chaudhary, Bankruptcy Trustee of the Personal Guarantors Mr. Mehulkumar Arvindbhai Patel and Mrs. Khushboo Mehulkumar Patel (IBBI/IPA-001/IP-P-02196/2020-2021/13463); and Bank of Baroda, through its Authorised Officer, as Lead Consortium Member, under the SARFAESI Act in respect of the assets of MAP Cotton Private Limited and other mortgaged assets (possession taken on 10.09.2026; No bid for any part of the lot shall be entertained.

Estate / Seller	Assets (Lot No. 1 – Single Composite Lot) – all at Mouje Budasan, B/h Kadi GIDC, Taluka Kadi, District Mehsana – 384440
MAP Refoils India Limited – Liquidator	Leasehold land 47,194 sq. mtrs. (lease till 31.07.2045 & 22.11.2046), built-up 18,897.94 sq. mtrs., Survey No. 32 & 32/1 (Old Block No. 104 & 105/1), Nr. Polo Ceramics & Oswal Fine Chemicals, with plant & machinery of edible oil refinery, acid oil plant, butter plant, tank yards, utilities, godowns, vehicles and other movables.
MAP Oil LLP – Liquidator	Leasehold land 20,903 sq. mtrs. (lease till 27.06.2047), built-up 1,277 sq. mtrs. Survey No. 32 & 32/1 (Old Block No. 104 & 105/1),, with hydrogenation and HVO plant, cooling towers, transformer, compressors, tanks, pipelines and electrical installations.
Personal Guarantors' Estate – Bankruptcy Trustee	Land 1,10,197 sq. mtrs., Survey No. 32 & 32/1 (Old Block No. 104 & 105/1),, leased to various entities, together with the lessor's rights under the lease deeds.
MAP Cotton Pvt Ltd. & other mortgaged assets – Bank of Baroda	Leasehold land 41,800 sq. mtrs. (lease till 03.11.2044), built-up 7,967.31 sq. mtrs., Survey No. 32 & 32/1 (Old Block No. 104 & 105/1),, with machinery at ginning shed and entrance godown.

Reserve Price (Composite Lot)	Rs. 1,01,42,00,000/-	EMD	Rs. 10,14,20,000/-
Bid Increment	Rs. 50,00,000/-	Inspection	31.10.2026 to 15.11.2026 (prior intimation)
Last date – Eligibility Documents	31.10.2026	Last date – EMD credit	16.11.2026
E-Auction	19.11.2026, 2.00 p.m. to 5.00 p.m. (5-minute auto-extensions)	Platform helpdesk	+91 79906 72640; support.baanknet@psballiance.com

TERMS AND CONDITIONS (IN BRIEF)

The detailed terms & conditions, e-auction application, tender document and other details of online auction are available on (BANK NET Site link) and the website of the lender. For any queries regarding e-auction, contact +917990672640 or through Email: support.baanknet@psballiance.com, for queries related to the assets Email the Liquidator, liq.mapril@gmail.com and the secured creditor on SAMAHM@bankofbaroda.com

Note: E-Auction will be conducted on through approved service provider, BAANKNET. Prospective bidders shall submit the EMD, requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code, 2016 through electronic auction platform only. Please note, do not submit any document or EMD to the Liquidator/ his office. For detailed terms and conditions kindly refer to Terms & Condition & Tender document uploaded to the website of the e-auction service provider.

Sd/- CA Vikash Gautamchand Jain Liquidator, MAP Refoils India Limited – Lead Auctioneer (AFA valid till 30.06.2027)	Sd/- CA Vinod Tarachand Agrawal Liquidator, MAP Oil LLP (AFA valid till 30.06.2027)	Sd/- CA Kinjalkumar M. Chaudhary Bankruptcy Trustee of the Personal Guarantors (AFA valid till 31.12.2026)	Sd/- Authorised Officer Bank of Baroda, SAM Branch, Ahmedabad
--	--	---	--

Place: Ahmedabad

Date: 17.10.2026