

**SALE NOTICE FOR E-AUCTION OF 641.51 ACRES OF LAND AND OTHER  
PHYSICAL ASSETS IN TUTICORIN, TAMIL NADU  
E-Auction- Sale of Assets as per Regulation 32(c) of IBBI  
(Liquidation Process) Regulations 2016**

**IND-BARATH POWER (MADRAS) LIMITED (IN LIQUIDATION)  
CIN: U40102TN2009PLC071213**

*(A company under liquidation vide an order of the Hon'ble NCLT, Hyderabad Bench dated 22nd April, 2019)*

Notice is hereby given by the undersigned, to the public at large, inviting bids for the sale of assets (described in the table below) owned by Ind-Barath Power (Madras) Limited (in Liquidation), in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 ("IBC") read with the rules and regulations framed thereunder, on an 'as is where is', 'as is what is', 'as is how is', 'whatever there is', 'without any recourse basis', without any representation, warranty, or indemnity. The sale will be undertaken by the undersigned through the IBBI Designated E-Auction platform BAANKNET <https://baanknet.com> ("E-Auction Platform")

**Schedule of important dates for the E-Auction**

|                                                                                         |                                                                                                     |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| Date and time of the E-Auction                                                          | <b>November 18, 2026 from 11:00 AM to 06:00 PM<br/>(with unlimited extension of 5 minutes each)</b> |
| Last date to submit eligibility documents and section 29A undertaking                   | <b>November 16, 2026</b>                                                                            |
| Last date to deposit the earnest money deposit ("EMD")                                  | <b>November 16, 2026</b>                                                                            |
| Site inspection and Due diligence of assets under auction by the Prospective Bidder (s) | <b>From October 20, 2026 until November 16, 2026</b>                                                |
| Last date for payment of final sale consideration                                       | <b>As per the E-Auction Process Information Document</b>                                            |

| Sr. No. | Asset Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Auction Time              | Reserve Price* (in INR) | Earnest Money Deposit (in INR) | Bid Incremental Value (in INR) |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------|--------------------------------|--------------------------------|
| 1       | <b>641.51 acres</b> of land situated primarily at Sasthavinallur and Pallakuruchi, and other villages in Sattankulam and Tiruchendur Taluka, Thoothukkudi (Tuticorin) district of Tamil Nadu, together with the Building & Infrastructure and Plant & Machinery located at the site, as more particularly described in Annexure IV of the E-Auction Process Information Document.<br>The E-Auction Process Information Document may be downloaded from the designated E-Auction Platform or can be obtained by sending an email to the Liquidator on <a href="mailto:liquidationibpml@gmail.com">liquidationibpml@gmail.com</a> . | <b>11:00 AM – 6:00 PM</b> | <b>58,55,36,594</b>     | <b>5,85,53,660</b>             | <b>25,00,000</b>               |

*\*Excluding inter alia taxes, levies, charges, duties, transfer fees, stamp duty, registration fees, premiums, and all applicable essential expenses for consummating the sale. No representation, warranties and indemnities shall be provided by the undersigned.*

**Important Notes:**

1. This sale notice shall be read with the respective E-Auction Process Information Document containing details of the assets, declarations, affidavits and undertakings for the eligibility under Section 29A of IBC, and 'General and Technical Terms and Conditions of the E-Auction Sale', available on **BAANKNET** at <https://baanknet.com> or can be obtained by sending an email to the Liquidator on [liquidationibpml@gmail.com](mailto:liquidationibpml@gmail.com).
2. The prospective bidders shall submit the requisite eligibility documents and the EMD through the E-Auction Platform within the stipulated timelines.
3. The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under Section 29A of IBC to the extent applicable and that if found ineligible at any stage, the EMD shall be forfeited.
4. For any query regarding the E-auction please contact at (+91-9702482690/+91-7506356748) and [liquidationibpml@gmail.com](mailto:liquidationibpml@gmail.com) with Subject "Ind-Barath Power (Madras) Limited: Asset Sale".
5. It is clarified that this notice does not create any kind of binding obligation on the part of the undersigned or Ind-Barath Power (Madras) Limited (in Liquidation) to effectuate the sale. Any decision taken by the undersigned in consultation with the Committee of Creditors, shall be final and binding on all the prospective bidders.

**Sd/-**

**Ashish Arjinkumar Rathi**

Liquidator of Ind-Barath Power (Madras) Limited

IP Registration No: IBBI/IPA-001/IP-P00568/2017-18/11010

AFA Certificate No.: AA1/11010/02/300627/109033 Valid upto 30th June 2027

**Registered email ID:** [ipashishrathi@gmail.com](mailto:ipashishrathi@gmail.com)

**Address:** Office No B-508, Mahaavir Icon, Plot No. 89,  
Sector 15, CBD Belapur, Navi Mumbai – 400614

Place: Navi Mumbai

Date: October 19, 2026

Email for correspondence: [liquidationibpml@gmail.com](mailto:liquidationibpml@gmail.com)