

**E Auction Sale Notice under IBC, 2016  
Sale Notice for NA/TP land in layout of  
M/s Vastu Land Realtors Private Limited (in Liquidation)  
CIN : U45400MH2008PTC180113**

**Liquidator's Office : 1502, Ved Solitaire, Cement Road, Dharampeth Extension,  
Shivaji Nagar, Nagpur, 440010**

Sale of land parcels in layout of M/s Vastu Land Realtors Private Limited (in Liquidation) forming part of Liquidation Estate by the liquidator appointed by the Hon'ble National Company Law Tribunal, Mumbai Bench vide order no. M.A. NO. 3742 of 2019 dated 06/02/2020 in C.P. no. 2913 of 2018. The sale will be done by the undersigned through e-auction platform <https://www.banksonlineauction.com>

Amount (in Rs.)

Sr. No.	Description	Sale type (Plot/Lot) and Asset Code	Reserve Price	EMD Amount & Documents submission deadline	Bid Incremental value
<b>Location – Indore (Madhya Pradesh)</b>					
1.	Indore – Land area admeasuring around 4,26,189 Sq. ft. located at multiple khasara's divided in plots and scattered in layout situated at Mouza – Gokanya, Tehsil Mhow, Indore.	Lot Asset Code : IBCU0087	12,74,30,511	1,27,43,051	5,00,000

**Date of Property Inspection: 15th April, 2023 (from 11.00 A.M to 5.00 P.M) with prior appointment of the liquidator.**

**Date & Time of E-Auction: 27th April, 2023 (from 11.00 A.M to 12.00 Noon)**

**Terms & Conditions of the sale is as under:**

- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IS BASIS" AND "WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities through approved service provider M/s Suvidhi Sales Corporation via website <https://www.banksonlineauction.com>. Details of all the plots/lot under auction can be sought at <https://www.banksonlineauction.com>. Assets information can be searched by entering asset code / state and city in the search criteria on the website.
- The assumptions, assessments, statements and information contained in E auction Process Memorandum which is available on e-auction portal are best of knowledge of Liquidator but may not be complete, accurate, adequate or correct. Each Bidder(s) should conduct their own investigations, analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained herein. The Liquidator accepts no responsibility for the accuracy or otherwise for any statement contained in process memorandum.
- Sale of land parcels at Indore (MP) is subject to the terms and conditions set forth by District Collector – Indore in his letter 1076/2022 dated 05/05/2022 regarding plots kept as lien by District Collector – Indore and any further order of Hon'ble NCLT, Mumbai bench under I.A. No. 439/2021 and I.A. No. 2072/2021 in this regard.
- The successful bidder for land parcels at Indore (MP) will be bounded by terms and conditions set forth by District Collector – Indore in his letter dated 05/05/2022 and to strictly adhere to the directions Hon'ble NCLT, Mumbai in this regard.
- Liquidator, in any case will not be liable for any damages/losses that would accrued by virtue of any further order of Hon'ble NCLT, Mumbai bench or misinterpretation of letter issued by Collector, Indore dated 05/05/2022.
- Bids shall be submitted to Liquidator (online) in the format prescribed. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from <https://www.banksonlineauction.com>.
- Property shall not be sold below the Reserve Price.
- Auto extension facility will be provided to bidders for 5 minutes i.e. if any highest bid is received during last 5 minutes of online auction then auction timings will be automatically extended for the next 5 minutes.
- EMD (Earnest Money Deposit) shall be deposited through NEFT/RTGS/Direct bank transfer to Account no. 02831100028356, Name of the beneficiary: Vastu Land Realtors Private Limited Under Liquidation with Punjab and Sind Bank, CA Road Main Branch, 16, Central Avenue, Nagpur. IFSC Code: PSIB0000283.
- Last date for submitting Bid documents, Undertakings, Eligibility documents along with KYC documents is 10th April 2023, while e-auction will be on 27th April 2023 for eligible bidders. (Documents are required to be submitted over email [vastulandliquidation@gmail.com](mailto:vastulandliquidation@gmail.com)).
- Last date of EMD Payment is 22nd April, 2023 till 5.00 P.M.
- Interested bidders are required to register themselves on the portal [www.banksonlineauction.com](http://www.banksonlineauction.com) to download bid form and participate in online auction event.
- Interested bidders are requested to contact the office of Liquidator at CMA Srigini Rajat Naidu - (M) 9422507009 during office hours or email [vastulandliquidation@gmail.com](mailto:vastulandliquidation@gmail.com) for property information and co-ordinating for property site visit.
- For any technical assistance or online event training, please contact Ms Durga Binkar – (M) 9960993054 or email [support@banksonlineauction.com](mailto:support@banksonlineauction.com)

**Date : 28/03/2023**

**Place: Nagpur**

**CMA Srigini Rajat Naidu,  
Liquidator-Vastu Land Realtors Pvt. Ltd (under Liquidation)  
IBBI Regn. No: IBBI/IPA-003/IP-P00137/2017-2018/11513**