

RAGHAV SARESS PRIVATE LIMITED (In Liquidation)

Registered Office: 391, Block-"G" New Alipore, Kolkata, West Bengal, 700053

LIQUIDATOR: SRIRAM MITTAL**IBBI Address:** Room No 611, 6th Floor, P-41, Princep Street, Kolkata, West Bengal, 700072**Email ID:** raghav.cirp.2022@gmail.com ; srirammittal.ey@gmail.com ;

assetsale1@aaainsolvency.in

Contact No.: +91-8800865284 (Mr. Wasim)**E-Auction- Sale of Assets under Insolvency and Bankruptcy Code, 2016****Date & Time of E-Auction for Sale of Company on Standalone Basis: 04th February, 2026****Time: - 03:00PM to 05:00PM (With unlimited extension of 5 minutes each)****Last Date for Submission of Pre-Qualification Documents & EMD by the bidders: 02nd February, 2026 till 5.00 P.M.**

Sale of Assets in Standalone Basis in view of Regulation 32(a) of IBBI (Liquidation Process) Regulations 2016, forming part of Liquidation Estate by the liquidator appointed by the Hon'ble National Company Law Tribunal, Kolkata Bench vide order dated **02.08.2023**. The sale will be done by the undersigned through E-auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>

Block	Description	Reserve Price (INR)	EMD (INR)	Incremental value (INR)
A	Sale of Company Land and Building, Leasehold Module No. C-205, 1st Floor, South West side standard design factory-C/III (SDF), Project Name- Paridhan Garment Park, Premises No. 19, PS-Belighata, Ward No. 57, Kolkata-700015. (Asset Id: 3547) P.S. Detailed asset particulars are listed in the E-Auction Process Document.	1,35,00,000	13,50,000	1,00,000/-

Note-Kindly refer to E-Auction Document for clarification on Sale of Company Land and Building of the Corporate Debtor on a standalone basis as per Regulation 32(a) of IBBI (Liquidation Process) Regulation, 2016.

Terms & Conditions of the sale is as under:

- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS BASIS" AND "WITHOUT RECOURSE BASIS" as such sale is without any kind of warranties and indemnities through approved service provider at IBBI e-Auction Portal by BAANKNET.
- All applicants are mandatorily requested to refer to the terms and conditions from the portal of IBBI or from the official site of Auction Service Provider, prior to submission of EMD and participation in the process. The Liquidator can be contact on raghav.cirp.2022@gmail.com or over +91 8800865284 (Mr. Wasim).
- That WBIDC vide their letter dated 03.11.2023 has terminated the sub-lease deed against the aforementioned property between WBIDC and Raghav Saress Private Limited dated 12.08.2011. Further WBIDC has also filed an application before the Hon'ble NCLT, Kolkata Bench, for vacation of the premises. The Liquidator has also filed an application challenging the same, and the matter is currently pending adjudication.
- As per Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, Schedule I "Mode of sale" Clause 1(5A), Bidders must declare they aren't disqualified under Section 29A; any EMD will be forfeited if ineligibility is later established.
- Identification of the highest bidder does not guarantee the status of a successful bidder. The Liquidator, in consultation with the 'Stakeholders' Consultation Committee (SCC), retains the sole authority to declare the successful bidder.
- 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.
- Documents shall be submitted to the auction portal in the format prescribed in the Auction Document on or before 02nd February, 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>
- 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.
- The Successful Bidder shall bear the applicable stamp duties/transfer charges, mutation, fees etc. and all the minor/major dues of land development agencies, local and municipal taxes, assessment charges etc. in respect of the properties put on e-Auction.
- The Bidder can read the Auction and registration guidelines on the BaankNet Platform, (<https://d14q55p4ner14m.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 BaankNet through Wallet.
- 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.
- The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment, contacting Mr. Wasim 8800865284. The interested bidder should conduct proper due diligence.

SRIRAM MITTAL

Liquidator of Raghav Saress Private Limited

Registration No. IBBI/IPA-001/IP-P02276/2021-2022/13677

AFA No.: AA1/13677/02/300626/108272 valid till 30-06-2026

Place: Kolkata

Date: 15.01.2026

E-mail raghav.cirp.2022@gmail.com, Contact No. 8800865284, 9748755155