

E-AUCTION NOTICE UNDER IBC, 2016**ORCHID HOUSINGINFRA LLP (IN LIQUIDATION)**

Regd. Off: 5, Floor - 1, Plot No. 7, Sharda Sadan, Swami Gyanjivandas Marg,
Near Dadar-East Rly. Stn. Dadar (East) Mumbai City Mumbai City MH 400014 IN

The following assets and properties of **ORCHID HOUSINGINFRA LLP (In Liquidation) LLPIN: AAB-5824** forming part of liquidation estate are for **LIQUIDATION OF ASSETS I.E., 37 FLATS (1-RK, 1-BHK, & 2-BHK) AND 5 SHOPS ON STANDALONE BASIS** under regulation 32 of the Liquidation Process Regulations, through E-Auction by the liquidator. The E-Auction will be done by the undersigned through the E-Auction platform:

<https://ibbi.baanknet.com/eauction-ibbi/home> (with unlimited extension of 5 minutes each).

Sr. No.	Assets Description	Reserve price In Rs.
1.	Liquidation of Assets i.e., 37 Flats (1-Rk, 1-BHK, & 2-BHK) And 6 Shops at Village Chamtoli, Badlapur - 421503, Dist. Thane, on Standalone Basis through E - Auction - October 10, 2025 from 3.00 p.m. to 4.00 p.m. with unlimited extensions of five minutes each. For assets description refers to E Auction Document on E-AUCTION website i.e. https://ibbi.baanknet.com/eauction-ibbi/home or through Email: lp.orchidllp@gmail.com	For Flats: Rs.4,550/Sq.Ft. (RERA Carpet Area) For Shops: Rs.8,550/Sq.Ft. (RERA Carpet Area) Based on above rates and RERA carpet areas of various flats & shops the Reserve Prices are given in the E-Auction Process Note
Schedule of Important Dates for E - Auction		
Last date for submission of bid documents online:	October 7, 2025 5.00 p.m.	
Site Visits and Inspection of Property:	On Saturdays & Sundays i.e., Sept. 13, 14, 20, 21, 27, and 28, and Oct. 4 & 5, 2025 from 11:30 a.m. to 3:00 p.m.	
Last date of payment of EMD:	October 8, 2025 by 5.00 p.m.	
Date and time of E-Auction:	October 10, 2025 Liquidation as of Flats / Shops: 2.00 p.m. to 5.00 p.m.	
Declaration of Highest Bidders for various Flats and Shops by:	October 11, 2025	
Declaration of Successful Bidder by:	October 13, 2025	

- Interested applicant shall participate after mandatorily reading and agreeing to the COMPLETE E-AUCTION PROCESS INFORMATION DOCUMENT containing details of terms and conditions of online E-Auction, E-Auction Bid form, eligibility criteria, declaration by bidders, EMD requirement, etc., available on the service provider web portal <https://ibbi.baanknet.com/eauction-ibbi/home> Contact details Email: support.baanknet@psballiance.com; tanmay.deodhar@psballiance.com Mobile No.: +91 8291220220 or through E mail : lp.orchidllp@gmail.com, rmganatra@hotmail.com
- The liquidator has the absolute right to accept or cancel or extend or modify, etc. any terms of condition of E-Auction at any time. He has right to reject any of the bid without giving any reasons.
- EMD is Rs.5,000/- per Flat and Rs.5,000/- per Shop. Last date for EMD remittance is October 8, 2025 by 5.00 p.m. **All the documents which is mention in E-auction process documents are required to be uploaded on the Baanknet auction portal (only) and Submission deadline is 5.00 p.m. by October 7, 2025 and E-Auction Oct. 10, 2025 Liquidation of Assets (Flats and Shops) on Individual Basis from 2.00 p.m. to 5.00 p.m.**
- E-Auction will be conducted on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" only and as such, the E-Auction shall be without any kind of waivers, warranties and indemnities.
- The bidder has to deposit the EMD into Baanknet auction platform (only) within the specified timeline.
- In case bid is placed in the last 5 minutes of the closing time of the E-Auction, the closing time will automatically get extended for 5 minutes with unlimited extensions.
- The payment of sale consideration is to be made within 30 (thirty) days after e-auction confirmation letter. However, any payment after 30 (thirty) days but before 45 (forty-five) days shall attract interest at the rate of 12% (twelve percent) per annum. E-auction confirmation letter shall automatically be cancelled if the full sale consideration is not received within 45 (forty-five) days.
- The bidder shall submit an undertaking that the bidder does not suffer from any ineligibility under section 29A of the Insolvency & Bankruptcy Code, 2016 and that if the bidder is found ineligible under section 29A of the Insolvency & Bankruptcy Code, 2016 at any stage, the earnest money deposited shall be forfeited.
- Within 3 days of declaring highest bidder, liquidator shall conduct due diligence and verify the eligibility of the highest bidder. In case the highest bidder is found ineligible, the liquidator may, in consultation with SCC, declare next highest bidder as successful bidder.

Dr. Rajendra M. Ganatra
Liquidator

Date: 9/9/2025

Place: Mumbai

Regn. No: IBBI/IPA-003/IP-N00049/2017-18/10363