

E-Auction Sale Notice

Eurotas Infrastructure Limited - In Liquidation Huzefa Fakhri Sitabkhan, Liquidator

IP Registration No.: IBBI/IPA-001/IP-P00031/2017-18/10115

Authorisation for Assignment valid till June 30, 2026

Liquidator's Address: Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Marg, 211, Nariman Point, Mumbai - 400 021.

Email: cirp.eurotas@gmail.com, huzefa.sitabkhan@gmail.com

E-Auction

Sale of Assets of the Corporate Debtor under the Insolvency and Bankruptcy Code, 2016

Date and Time of Auction:

Friday, October 31, 2025, at 2.00 p.m. to 3.00 p.m.

(With unlimited extension of 5 minutes each)

Sale of Eurotas Infrastructure Limited - In Liquidation as a Going Concern and / or Sale of Movable Assets of the Corporate Debtor on a Collective Basis by the Liquidator appointed by the Hon'ble National Company Law Tribunal, Bench V, New Delhi vide order dated September 12, 2023. The sale will be done by the undersigned through the e-auction platform <https://ibbi.baanknet.com/eauction-ibbi/home>.

ASSET DESCRIPTION	BLOCK	RESERVE PRICE	EARNEST MONEY DEPOSIT	BID INCREMENT AMOUNT
Entire Corporate Debtor as a Going Concern Under Regulation 32(e) read with Regulation 32A	Block A	Rs.100,00,00,000/- (Indian Rupees One Hundred Crore Only)	Rs.10,00,00,000/- (Indian Rupees Ten Crore Only)	Rs.1,00,00,000/- (Indian Rupees One Crore only)
All Movable Assets of the Corporate Debtor located at the Plant Site at Musalgaon, Sinnar, Nashik, Maharashtra and at the Registered Office at New Delhi	Block B	Rs.60,00,00,000/- (Indian Rupees Sixty Crore Only)	Rs.6,00,00,000/- (Indian Rupees Six Crore Only)	Rs.50,00,000/- (Indian Rupees Fifty Lakh only)

Particulars of the Assets and Liabilities of the Corporate Debtor (with respect to Block A)

Sr. No.	Description of Assets and Liabilities	Mode of Sale
Assets intended to be Realized by Way of Sale of Company as a Going Concern as per Regulation 32 (e) of the Liquidation Regulations		
1.	Leasehold Land at Plant Site at Sinnar, Dist. Nashik, Maharashtra (Note)	E-Auction for Sale of Company as a Going Concern
2.	Building Structures (Under Construction) at Plant Site at Sinnar, Dist. Nashik	
3.	Plant and Machinery (Under Construction) at Plant Site at Sinnar, Dist. Nashik	
4.	Computers and Office Equipment at Sinnar, Dist. Nashik and Delhi	
5.	Furniture and Fixtures at Sinnar Dist. Nashik and Delhi	
6.	Current Assets - Trade Receivables - Fixed Deposits - Advance Income Tax - Advance given to Suppliers - VAT, Service Tax and GST	

Sr. No.	Description of Assets and Liabilities	Mode of Sale
Liabilities intended to be Transferred by Way of Sale of Company as a Going Concern as per Regulation 32 (e) of the Liquidation Regulations		
7.	Current Liabilities - Other Financial Liabilities - Borrowings - Other Current Liabilities - Provisions	To be transferred along with the Sale of Company as a Going Concern
8.	Non-Current Liabilities - Other Financial Liabilities	

Note:

By and under the Lease Deeds dated September 13, 2007, December 20, 2007, August 05, 2010, and February 06, 2012, the Maharashtra Industrial Development Corporation (“MIDC”) had leased certain land admeasuring 1,047.82 hectares (“Larger Land”) in favour of Indiabulls Industrial Infrastructure Limited (“Indiabulls”).

Out of the Larger Land, certain land admeasuring 1,011.264 hectares was declared as a Special Economic Zone (“SEZ”). Soon thereafter, by and under a Sub-Lease Deed dated October 01, 2012 (“Sub-Lease”), Indiabulls sub-leased a part of the Larger Land admeasuring 36.37 hectares (“Company Land”) in favour of the Company.

By a Notification dated April 09, 2012, bearing no. S.O. 763(E) (“Notification”), the Government, inter alia, de-notified land admeasuring 34.20 hectares (“Denotified Company Land”) out of the Larger Land from being an SEZ. Upon comparing the Company Land and the Denotified Company Land, it appears to be a difference of about 2.17 hectares. Therefore, it may be possible that 2.17 hectares of the Company Land is SEZ.

Further, it appears that a Termination Notice dated July 14, 2023 (“Termination Notice”) was also addressed by MIDC to Indiabulls seeking to terminate its Lease Deeds. Thereafter, a Show Cause Notice dated December 04, 2023, was also addressed by MIDC under Section 4(2) of the Maharashtra Government Premises (Eviction) Act, 1955, read with Section 29 of the MID Act, 1961, inter alia, calling upon Indiabulls and the Company, to show cause as to why the eviction order should not be passed. In this notice, the MIDC has treated the entire Company Land as non-SEZ. In response, the Liquidator, on behalf of the Company addressed his response dated December 22, 2023, and January 25, 2024, apprising MIDC of the current status of liquidation proceedings of the Company. Further, Indiabulls has filed an appeal bearing Regular Civil Appeal No. 55 of 2024 in the Hon’ble District Court, Nashik against MIDC, wherein the Corporate Debtor has also filed an Intervention Application.

Liquidator is in possession of the soft copies of records of the assets and properties and the original records of the same has not yet been made available to the Liquidator. The sale of the Company on Going Concern basis being on as is where is basis is subject to any outcome / impact of the aforesaid on the Company Land.

Terms and Condition of the E-Auction are as under:

1. E-Auction will be conducted on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS BASIS” and “WITHOUT RECOURSE BASIS” through the Insolvency and Bankruptcy Board of India mandated e-auction service provider PSB Alliance Private Limited (<https://ibbi.baanknet.com/eauction-ibbi/home>).
2. The complete e-auction process memorandum containing details of the assets, online e-auction bid form, declaration and undertaking form, confidentiality undertaking, letter of authority for site visit, general terms and conditions of online auction is available on the website <https://ibbi.baanknet.com/eauction-ibbi/home>. For any assistance the bidders may contact at +91 82912 20220 and / or support.baanknet@psballiance.com.
3. On-going to the link <https://ibbi.baanknet.com/eauction-ibbi/home>, bidders will have to search for the mentioned company by using the search option provided on the website.
4. The e-auction is conducted as per the further terms and conditions of the process memorandum and as per the procedure set out therein. Bidders may go through the website of the service provider, <https://ibbi.baanknet.com/eauction-ibbi/home> and of the Corporate Debtor, <https://thinkcapital.in/eurotas-infrastructure-limited/> for bid documents, the details of the assets put up for auction and obtaining the bid form.

5. 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 by contacting Mr. Nikhil Sharma at +91 88285 76197. **The last date for site inspection is October 27, 2025.**
6. The intending bidder can request for inspection, however, Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the auction process applicant.
7. The intending bidders are required to deposit Earnest Money Deposit (EMD) amount by registering themselves as buyers on <https://ibbi.baanknet.com/eauction-ibbi/home> and recharging their e-wallet. In order to submit the EMD amount, the intending bidder needs to maintain sufficient balance in their e-wallet so that when they decide to participate, the EMD amount is to be deposited on the auction portal only. (Detailed guide for buyer registration is annexed with the process memorandum).
8. The intending bidder should upload the below mentioned pre-qualification documents on <https://ibbi.baanknet.com/eauction-ibbi/home> and also deposit the EMD through the e-wallet on the e-auction portal **on or before October 29, 2025 (Wednesday):**
 - a. **KYC and Incorporation Documents of the Prospective Bidder**
 - b. **Board Resolutions in case of Company or Authority Letter in case of a Partnership firm or LLP authorizing the Authorised Signatory alongwith KYC Document of the Authorised Signatory**
 - c. **Confidential Undertaking by the Prospective Bidder as per Format A**
 - d. **Notarised Affidavit and Undertaking by the Prospective Bidder as per Format B**
 - e. **Bid Application Form as per Annexure I**
 - f. **Declaration by Bidder, as per Annexure II**
 - g. **Networth Certificate by the Prospective Bidder**

The Formats and Annexures can be downloaded from <https://ibbi.baanknet.com/eauction-ibbi/home>.

9. The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made there under. **E-auction Date & Time: October 31, 2025 (Friday) from 2.00 PM to 3.00 PM (with unlimited extension of 5 min.)**
10. In case during the e-auction, a 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 extension. The bidder who submits the highest bid amount (not below the reserve price) on closure of e-Auction process shall be declared as the Highest Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Liquidator. **The highest bid amount is exclusive of applicable GST, TCS and any other applicable stamp duties / transfer charge, fees etc.**
11. It is advisable and recommended to bid before end time of extended period to avoid last moment issues like connectivity problem, power cut problem, internet failure and non-submission of bid due to any other circumstances. PSB Alliance Private Limited and / or the Liquidator shall not be liable for non-submission of last moment bids due to any such reason.
12. EMD of the Highest Bidder shall be retained towards part sale consideration and EMD of the unsuccessful bidders shall be refunded back in the e-wallet maintained with <https://ibbi.baanknet.com/eauction-ibbi/home> within the timelines mentioned in the process memorandum. The EMD shall not bear any interest. On the close of the auction, the Highest Bidder shall be invited to provide the balance sale consideration within 90 (Ninety) days from the e-auction. In terms of the Schedule I of the Liquidation Regulations, however, the payment made after 30 (Thirty) days from the date of e-auction shall attract interest at the rate of 12%. In case, full sale consideration (including interest, if any) is not paid within 90 (Ninety) days from the date of e-auction, the Liquidator shall cancel the auction and forfeit the amount submitted in any form by Highest / Successful Bidder till that day.

13. Within 3 days of declaring the Highest Bidder, the Liquidator shall conduct due diligence and verify the eligibility of the Highest Bidder. Thereafter, the Liquidator shall present the auction results, details of the Highest Bidder and due diligence conducted on the Highest Bidder to the Stakeholder's Consultation Committee. The Liquidator shall declare the Highest Bidder as the Successful Bidder or reject the bid after consultation with the Stakeholder's Consultation Committee.
14. If the Highest Bidder is found ineligible under Section 29A of the Code, then the EMD submitted by the Highest Bidder shall be forfeited and the Liquidator may declare the second highest bidder as the Successful Bidder after conducting due diligence and consulting with the Stakeholder's Consultation Committee.
15. The Successful Bidder shall make the payment towards the balance sale consideration through NEFT or RTGS in the Liquidation Estate Bank Account of Eurotas Infrastructure Limited - In Liquidation, Account No.: 923020052851306, Axis Bank Limited, Branch: Nariman Point, Mumbai, IFSC Code: UTIB0000173.
16. The Successful Bidder shall bear the applicable stamp duties / transfer charge, fees etc. and all the statutory / non-statutory dues, taxes, rates, assessment charges, fees etc. in respect of the property put on auction.
17. Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding or change any terms of auction at any stage without assigning any reason thereof.
18. The sale certificate / agreement will be issued in the name of the Successful Bidder only and will not be issued in any other name.
19. The Bidders, participating in the E-Auction, will have to bid for at least the Reserve Price, and increase their bid by a minimum incremental amount as mentioned in the table above.
20. It shall be the endeavor of the Liquidator to sell all blocks and maximize overall recovery. While evaluating bids, the Liquidator may provide preference to bids for more than one block. The Liquidator may provide preference to bid (or combination of bids) that provides higher overall recovery even if, for one particular block, some other bid provides for a higher offer than a consolidated bid for that one block. Hence, Block A shall have the preference over Block B.

Huzefa Fakhri Sitabkhan, Liquidator
Eurotas Infrastructure Limited - In Liquidation
IP Registration No: IBBI/IPA-001/IP-P00031/2017-18/10115
Authorisation for Assignment valid till June 30, 2026

Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Marg,
211, Nariman Point, Mumbai - 400 021.
Email: cirp.eurotas@gmail.com, huzefa.sitabkhan@gmail.com

Date: September 29, 2025
Place: Mumbai

Size: (W) 12 cm x (H) 16 cm

**EUROTAS INFRASTRUCTURE LIMITED -
IN LIQUIDATION**

U74900TG2008PTC060157

E-AUCTION SALE NOTICE

Liquidator is inviting prospective bidders to acquire Eurotas Infrastructure Limited – In Liquidation (“EIL”/“Corporate Debtor”) on a Going Concern Basis or the Movable Assets of the Corporate Debtor on a Collective Basis through E-Auction on an “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse basis”.

EIL has an under-construction cement manufacturing plant at Additional Sinnar Industrial Area, MIDC, Village Musalgaon, Taluka Sinnar, District Nashik, Maharashtra and the key highlights of the Corporate Debtor are as follows:

- 36.37 hectares of Sub-Leasehold Land Parcel in Additional Sinnar Industrial Area, MIDC, Musalgaon, Sinnar, Nashik, Maharashtra.
- Under Construction Cement Grinding Unit of 1.6 MMTPA Capacity (expandable upto 4.95 MMTPA) which is estimated to be 80-85% completed.
- Office Equipment and Furniture & Fixtures in the Rented Office in New Delhi

Important Details about the E-Auction are mentioned below:

Block	Asset Description	Reserve Price	Earnest Money Deposit
Bock A	Sale of Eurotas Infrastructure Limited – In Liquidation on a Going Concern Basis	100,00,00,000	10,00,00,000
Bock B	All Movable Assets of the Corporate Debtor located at Plant Site and Office in New Delhi	60,00,00,000	6,00,00,000

Sr. No.	Particulars	Details
1.	Opening Date of Auction Portal	September 29, 2025
2.	Last Date of Due Diligence and Site Visit	October 27, 2025
3.	Last Date of EMD Submission	October 29, 2025
4.	E-Auction Date and Time	October 31, 2025 2.00 pm to 3.00 pm
5.	Website of e-Auction Portal	https://ibbi.baanknet.com/eauction-ibbi/home

The prospective bidders are required to submit an undertaking (format attached in the process memorandum) that they do not suffer from any ineligibility under Section 29A of the Insolvency and Bankruptcy Code, 2016 (“Code”) to the extent applicable and that if found ineligible at any stage, the Earnest Money Deposit submitted shall be forfeited.

Call at +91 88285 76197 or Email at cirp.eurotas@gmail.com for more information.

For Eurotas Infrastructure Limited – In Liquidation

Huzefa Fakhri Sitabkhan, Liquidator

IBBI/IPA-001/IP-P00031/2017-18/10115

Authorisation of Assignment valid till June 30, 2026

huzefa.sitabkhan@gmail.com, cirp.eurotas@gmail.com

Date: September 29, 2025

Place: Mumbai

Hindi

युरोटास इन्फ्रास्ट्रक्चर लिमिटेड – परिसमापनाधीन

U74900TG2008PTC060157

ई-नीलामी विक्री सूचना

परिसमापक “जैसा है जहां है आधार”, “जो है जहां है”, “जो कुछ भी है आधार” और “कोई रिकॉर्स नहीं” आधार पर ई-नीलामी के माध्यम से गोइंग कन्सर्न आधार पर यूरोटस इन्फ्रास्ट्रक्चर लिमिटेड-परिसमापन (“ईआईएल”/“कॉर्पोरेट देनदार”) या सामूहिक आधार पर कॉर्पोरेट देनदार की चल परिसंपत्तियों का अधिग्रहण करने के लिए संभावित बोलीदाताओं को आमंत्रित कर रहा है।

ईआईएल के पास एडिशनल सिन्जर इंडस्ट्रियल एरिया, एमआईडीसी, ग्राम मुसलगांव, तालुका सिन्जर, जिला नासिक, महाराष्ट्र में एक निर्माणाधीन सीमेंट विनिर्माण संयंत्र है और कॉर्पोरेट देनदार की मुख्य विशेषताएं इस प्रकार हैं:

- एडिशनल सिन्जर इंडस्ट्रियल एरिया, एमआईडीसी, मुसलगांव, सिन्जर, नासिक, महाराष्ट्र में 36.37 हेक्टेयर उप-पट्टा भूखंड।
- 1.6 एमएमटीपीए क्षमता (4.95 एमएमटीपीए तक विस्तार योग्य) की निर्माणाधीन सीमेंट ग्राइंडिंग यूनिट, जिसका 80-85 प्रतिशत पूरा होने का अनुमान है।
- नई दिल्ली में किराए के कार्यालय में कार्यालय उपकरण और फर्नीचर एवं फिक्स्चर।

ई-नीलामी के बारे में महत्वपूर्ण विवरण नीचे दिया गया है:

ब्लॉक	परिसंपत्ति विवरण	आरक्षित मूल्य	धरोहर जमा राशि
ब्लॉक ए	युरोटास इन्फ्रास्ट्रक्चर लिमिटेड-परिसमापनाधीन की गोइंग कन्सर्न आधार पर विक्री	100,00,00,000	10,00,00,000
ब्लॉक बी	प्लांट साइट और नई दिल्ली में कार्यालय में स्थित कॉर्पोरेट देनदार की सभी चल परिसंपत्तियां	60,00,00,000	6,00,00,000

क्र.सं.	विवरण	व्यौरा
1.	ऑक्शन पोर्टल खुलने की तिथि	सितंबर 29, 2025
2.	यथोचित उद्यम और साइट विजिट की अंतिम तिथि	अक्टूबर 27, 2025
3.	ईएमडी जमा करने की अंतिम तिथि	अक्टूबर 29, 2025
4.	ई-नीलामी तिथि एवं समय	अक्टूबर 31, 2025 2.00 बजे से 3.00 बजे तक
5.	ई-ऑक्शन पोर्टल की वेबसाइट	https://ibbi.baanknet.com/eauction-ibbi/home

संभावित बोलीदाताओं को एक वचनपत्र (प्रक्रिया ज्ञान में संलग्न प्रारूप) प्रस्तुत करना आवश्यक है कि वे दिवाला और शोधन अक्षमता संहिता, 2016 (“कोड”) की धारा 29ए के तहत लागू सीमा तक किसी भी अपात्रता से नहीं जुड़े हैं और यदि किसी भी स्तर पर अपात्र पाए जाते हैं तो जमा की गई धरोहर राशि जब्त कर ली जाएगी।

अधिक जानकारी के लिए +91 88285 76197 पर कॉल करें या cirp.eurotas@gmail.com पर ईमेल करें।

कृते युरोटास इन्फ्रास्ट्रक्चर लिमिटेड – परिसमापनाधीन

हुजेफा फाखरी सितबखान, परिसमापक

IBBI/IPA-001/IP-P00031/2017-18/10115

एसाइनमेंट के लिए अधिकृत 30 जून 2026 तक वैध

तिथि: सितंबर 29, 2025

स्थान: मुंबई

huzefa.sitabkhan@gmail.com, cirp.eurotas@gmail.com

Size: (W) 12 cm x (H) 16 cm

Marathi

Size: (W) 12 cm x (H) 16 cm

युरोटास इन्फ्रास्ट्रक्चर लिमिटेड – परिसमापनामध्ये

U74900TG2008PTC060157

ई-लिलाव विक्री सूचना

परिसमापक संभाव्य बोलीदातांना परिसमापनातील युरोटास इन्फ्रास्ट्रक्चर लिमिटेडचे (“ईआयएल”/“कॉर्पोरेट ऋणकोष”) अधिग्रहण करण्यासाठी चालू व्यवसायच्या आधारावर किंवा एकत्रित आधारावर कॉर्पोरेट डेब्टरच्या जंगम मालमत्तेचे ई-लिलावद्वारे “जसे आहे जेथे आहे आधारावर”, “जसे आहे जे आहे आधारावर”, “जे काही आहे तेथे आहे आधारावर” आणि “विना अवलंब आधारावर” या तत्वांवर आमंत्रित करत आहे.

ईआयएल चा अतिरिक्त सिन्जर औद्योगिक क्षेत्र, एमआयडीसी, गाव मुसळगाव, तालुका सिन्जर, जिल्हा नाशिक, महाराष्ट्र येथे एक बांधकामाधीन सिमेंट उत्पादन प्रकल्प आहे आणि कॉर्पोरेट ऋणकोचे प्रमुख ठळक मुद्दे खालीलप्रमाणे आहेत :-

- अतिरिक्त सिन्जर औद्योगिक क्षेत्र, एमआयडीसी, मुसळगाव, सिन्जर, नाशिक, महाराष्ट्र येथे ३६.३७ हेक्टर पोट-भाडेपट्टी जमीन भाग.
- १.६ एमएमटीपीए क्षमतेचे (४.९५ एमएमटीपीए पर्यंत वाढवता येणारे) बांधकामाधीन सिमेंट ग्राइंडिंग युनिट जे ८०-८५% पूर्ण झाल्याचा अंदाज आहे.
- नवी दिल्लीतील भाड्याने घेतलेल्या कार्यालयातील कार्यालयीन उपकरणे आणि फर्निचर आणि फिक्स्चर.

ई-लिलावबाबदल महत्त्वाचे तपशील खाली नमूद केले आहेत :-

ब्लॉक	मालमत्तेचे वर्णन	आरक्षित रक्कम	इसारा रक्कम ठेव
ब्लॉक ए	चालू व्यवसायाच्या आधारावर परिसमापनातील युरोटास इन्फ्रास्ट्रक्चर लिमिटेडची विक्री	१००,००,००,०००	१०,००,००,०००
ब्लॉक बी	प्लांट साईट आणि नवी दिल्लीतील कार्यालय येथे स्थित कॉर्पोरेट ऋणकोचे सर्व जंगम मालमत्ता	६०,००,००,०००	६,००,००,०००

अ.क्र.	विवरण	तपशील
१.	लिलाव पोर्टल उघडण्याची तारीख	सप्टेंबर २९, २०२५
२.	देय परिश्रम आणि साइटला भेटची अंतिम तारीख	अक्टोबर २७, २०२५
३.	इरठे सादर करण्याची अंतिम तारीख	अक्टोबर २९, २०२५
४.	ई-लिलाव तारीख व वेळ	अक्टोबर ३१, २०२५ दु. २.०० ते सायं. ३.०० वा.
५.	ई-लिलाव पोर्टल संकेतस्थळ	https://ibbi.baanknet.com/eauction-ibbi/home

संभाव्य बोलीदातांना एक हमीपत्र (प्रक्रिया ज्ञानात जोडलेले स्वरूप) सादर करणे आवश्यक आहे की ते लागू असलेल्या मर्यादेपर्यंत नादारी आणि दिवाळखोरी संहिता, २०१६ (“संहिता”) च्या कलम २९अ अंतर्गत कोणत्याही अपात्रतेचा सामना करत नाहीत आणि कोणत्याही टप्प्यावर अपात्र आढळल्यास, सादर केलेली इसारा रक्कम ठेव जप्त केली जाईल.

अधिक माहितीसाठी +९१ ८८२८५ ७६९९७ वर कॉल करा किंवा cirp.eurotas@gmail.com वर ईमेल करा.

युरोटास इन्फ्रास्ट्रक्चर लिमिटेड – परिसमापनामध्ये करिता

हुजेफा फाखरी सितबखान, परिसमापक

IBBI/IPA-001/IP-P00031/2017-18/10115

अभिहस्तांकनासाठी प्राधिकृती ३० जून, २०२६ पर्यंत वैध

दिनांक: सप्टेंबर २९, २०२५

ठिकाण: मुंबई

huzefa.sitabkhan@gmail.com, cirp.eurotas@gmail.com