

E-AUCTION SALE NOTICE
WAYS ESTATES LIMITED (IN LIQUIDATION)
(CIN: U01403BR2010PLC016413)

Registered office: Opp. Swadha Apartment, Asiyana Road, Patna 800014, India.

Sale of assets owned by WAYS ESTATES LIMITED (IN LIQUIDATION) forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with regulation 33 of Liquidation Process Regulations, offered by the Liquidator appointed by the Hon'ble NCLT, Kolkata Bench vide order dated January 31, 2024 in I.A 788/KB of 2023 in C.P. (IB) No. 259/KB/2021 under The Insolvency and Bankruptcy Code, 2016 ("Code").

The bidding shall take place through online e-auction service provider at <https://indiaeauction.com>; Mobile No. : +91 7990822351

Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt. in INR.)
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OPTION A

Sale of Corporate Debtor as a Going Concern in terms of clause (e) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

**Date and Time of Auction: 25th September 2024 (Wednesday) at 11:00 A.M. to 1:00 P.M.
(with unlimited extension of 5 minutes till 05:00 P.M.)**

Sale of Corporate Debtor, Ways Estates Limited, as a going concern registered office situated at Opp. Swadha Apartment Asiyana Road Patna 800014, India.	INR. 1,36,83,653/-	INR. 13,68,365/-	INR. 1,00,000/-
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OPTION B

Sale of Assets of the Corporate Debtor in Standalone basis/parcels in terms of clause (a) & (d) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

**Date and Time of Auction: 25th September 2024 (Wednesday) at 02:00 P.M. to 4:00 P.M.
(with unlimited extension of 5 minutes till 05:00 P.M.)**

<p>Land 1 Part of Plot No.32/1फ, Village- Bajha, P.H.No.23, R.N.M- Seetapur, Tehsil- Mauganj, Distt- Mauganj</p>	<p>INR. 55,68,750/-</p>	<p>INR. 5,57,000/-</p>	<p>INR. 1,00,000/-</p>
<p>Land 2 Village- Damodargadh, P.H.No.27, R.N.M- Khatkhari, Tehsil- Hanumna, Distt- Mauganj</p>	<p>INR. 81,14,903/-</p>	<p>INR. 8,11,500/-</p>	<p>INR. 1,00,000/-</p>

Important Notes:

1. Bidding in both the options shall be allowed on submission of EMD for each Option/lot.
2. If Highest bidder under Option A offers bid value as mentioned above, H1 bidder under Option A shall be declared as the successful bidder and E-Auction under Option B shall automatically stand cancelled/withdrawn. Else the Highest bidders in respective lots under Option B shall be declared as the successful bidders.
3. The sale shall be on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" and as such, the sale shall be without any kind of warranties and indemnities.
4. The present Sale Notice must be read along with the E-Auction Process Documents wherein details of the process and timelines for submission of eligibility documents, site visit, due diligence etc. are outlined. The said E-Auction process Document will be available on the website of e-auction service provider Apexrise Consultant and E-Service website: <https://indiaeauction.com> from August 24th, 2024.
5. Interested bidders shall participate after **mandatorily** reading and agreeing to the relevant terms and conditions as prescribed in the E-Auction Process Document and accordingly, submit their expression of Interest by **07-09-2024** in the manner prescribed in the E-Auction Process Document.
6. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modify/terminate the e-auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
7. As per proviso to sub-clause (f) of clause (1) of section 35 of the code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the code (as amended from time to time).

8. If the balance sale consideration is not made by the successful Bidder within 30 days of such demand, interest at the rate of 12% p.a. shall be levied till date of actual payment and if payments are not made within 90 days from date of initial demand made by Liquidator the sale shall stand cancelled and EMD amount forfeited.
9. For any queries kindly contact at the Correspondence Address being **2, Hare Street, Nicco House, 1st Floor, Room No. 29, Kolkata – 700001, India** or mail at project specific email id: **cirp.waysestatesltd@gmail.com**

Date and Place: August 24th, 2024, Kolkata



Aditya K Tibrewal

Aditya Kumar Tibrewal
(IBBI/IPA-001/IP-P00743/2017-2018/11249)
Liquidator of Ways Estates Limited
AFA Valid till 3rd December 2024
Reg. Address: 2, Hare Street, Nicco House, 1st Floor, Room No. 29, Kolkata – 700001
Email id: cirp.waysestatesltd@gmail.com

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(CIN: U01403BR2010PLC016413)

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Sale of assets owned by WAYS ESTATES LIMITED (IN LIQUIDATION) forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with regulation 33 of Liquidation Process Regulations, offered by the Liquidator appointed by the Hon'ble NCLT, Kolkata Bench vide order dated January 31, 2024 in I.A 788/KB of 2023 in C.P. (IB) No. 259/KB/2021 under The Insolvency and Bankruptcy Code, 2016 ("Code").

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Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt. in INR.)
OPTION A			
Sale of Corporate Debtor as a Going Concern in terms of clause (e) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. Date and Time of Auction: 25th September 2024 (Wednesday) at 11:00 P.M. to 1:00 P.M. (with unlimited extension of 5 minutes till 05:00 P.M.)			
Sale of Corporate Debtor, Ways Estates Limited, as a going concern registered office situated at Opp. Swadha Apartment Asiyana Road Patna 800014, India.	INR. 1,36,83,653/-	INR. 13,68,365/-	INR. 1,00,000/-
OPTION B			
Sale of Assets of the Corporate Debtor in Standalone basis/parcels in terms of clause (a) & (d) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. Date and Time of Auction: 25th September 2024 (Wednesday) at 02:00 P.M. to 4:00 P.M. (with unlimited extension of 5 minutes till 05:00 P.M.)			
Land 1 Part of Plot No.32/17, Village-Bajha, P.H. No.23, R.N.M- Seetapur, Tehsil-Mauganj, Distt-Mauganj	INR. 55,68,750/-	INR. 5,57,000/-	INR. 1,00,000/-
Land 2 Village-Damodargadh, P.H.No.27, R.N.M-Khatkhari, Tehsil-Hanumna, Distt-Mauganj	INR. 81,14,903/-	INR. 8,11,500/-	INR. 1,00,000/-

Important Notes:

- Bidding in both the options shall be allowed on submission of EMD for each Option/lot.
- If Highest bidder under Option A offers bid value as mentioned above, H1 bidder under Option A shall be declared as the successful bidder and E-Auction under Option B shall automatically stand cancelled/withdrawn. Else the Highest bidders in respective lots under Option B shall be declared as the successful bidders.
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- The present Sale Notice must be read along with the E-Auction Process Documents wherein details of the process and timelines for submission of eligibility documents, site visit, due diligence etc. are outlined. The said E-Auction process Document will be available on the website of e-auction service provider Apexrise Consultant and E-Service website: <https://indiaeauction.com> from August 24th, 2024.
- Interested bidders shall participate after mandatorily reading and agreeing to the relevant terms and conditions as prescribed in the E-Auction Process Document and accordingly, submit their expression of Interest by 07-09-2024 in the manner prescribed in the E-Auction Process Document.
- The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modify/terminate the e-auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
- As per proviso to sub-clause (f) of clause (1) of section 35 of the code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the code (as amended from time to time).
- If the balance sale consideration is not made by the successful Bidder within 30 days of such demand, interest at the rate of 12% p.a. shall be levied till date of actual payment and if payments are not made within 90 days from date of initial demand made by Liquidator the sale shall stand cancelled and EMD amount forfeited.
- For any queries kindly contact at the Correspondence Address being 2, Hare Street, Nicco House, 1st Floor, Room No. 29, Kolkata - 700001, India or mail at project specific email id: cirp.waysestatesld@gmail.com

Date and Place: August 24th, 2024, Kolkata

Sd/-
Aditya Kumar Tibrewal
(IBBI/PA-001/IP-P00743/2017-2018/11249)
Liquidator of Ways Estates Limited
AFA Valid till 3rd December 2024

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Land 2 Village-Damodargadh, P.H.No.27, R.N.M-Khatkhari, Tehsil-Hanumna, Distt-Mauganj	INR. 61,14,903/-	INR. 8,11,500/-	INR. 1,00,000/-

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