

E Auction Sale Notice under IBC, 2016

Sale Notice for NA/TP plots in layouts 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

Notice is hereby given to the public at large for inviting bids for sale of plots in layouts 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 through e-auction on "as is where is basis", "as is what is basis", "whatever there is basis" and "without recourse basis". Sale will be done by the undersigned through E-Auction service provider eBKray (website: <https://ibbi.baanknet.com>). The bidding shall take place through online e-auction service provider eBKray.

Amount (in Rs.)

Sr. No.	Description	Reserve Price	EMD Amount	Bid Incremental value
Location – Nagpur (Maharashtra)				
1.	Nagpur – (No. of plots: 19) Plots located at "Orchid - 1" layout situated at Kh. No. 50/4,5 Ph No 69, Khadki, Tehsil Hingna, Nagpur.	26,02,093	2,60,209	10,000
2.	Nagpur – (No. of plots: 16) Plots located at "Orchid - 3" layout situated at Kh. No. 50/2,50/3,(1),50/3(2), Ph. No. 69, Khadki, Tehsil Hingna, Nagpur	33,97,213	3,39,721	10,000

Last date to submit the EOI & all documents as per E-Auction Process document: 24th January 2026

Date of Inspection: Till 22nd January 2026 with prior intimation to the liquidator.

Last date of submission of EMD: 24th January 2026 till 6.00 P.M.

Date of Auction – 26th January 2026 from 11.00 A.M. to 1.00 P.M.

Terms & Conditions of the sale is as under:

1. E-auction will be conducted on "AS IS WHEREIS, AS IS WHAT IS, WHATEVER THERE IS BASIS AND WITHOUT RE COURSE BASIS" as such sale is without any kind of warranties and indemnities, through approved service provider eBKray (website: <https://ibbi.baanknet.com>).
2. Contact person on behalf of Liquidator: Mr. Suparn Naidu, Email: vastulandliquidation@gmail.com, Contact no +91 9922929919
3. The complete and detailed information about the assets of the company, Declaration and Undertaking Form, General Terms and Conditions of online auction sale are available in the "E-Auction Process Memorandum". The sale notice must be read along with the E-Auction Process Memorandum which is available at <https://ibbi.baanknet.com>
4. Prospective bidders shall deposit the Earnest Money Deposit (EMD) through their own e-wallet account on the <https://ibbi.baanknet.com> portal.
5. Prospective bidders shall submit an undertaking that they do not suffer from any ineligibility u/s 29 A to the extent applicable and if found ineligible at any stage, the earnest money deposited shall be forfeited.
6. 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.
7. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligations on the part of the Liquidator or the Corporate Debtor to effectuate the sale. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modify/terminate the e-auction at any stage without assigning any reason thereof.

Date: 06/01/2026

Place: Nagpur

CMA Srigini Rajat Naidu,

Liquidator- M.S. Mining and Consultancy Private Limited (under Liquidation)

IBBI Regn. No: IBBI/IPA-003/IP-P00137/2017-2018/11513