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: 20) Plots located at "Orchid - 1" layout situated at Kh. No. 50/4,5 Ph No 69, Khadki, Tehsil Hingna, Nagpur.	27,19,753	2,71,975	10,000
2.	Nagpur – (No. of plots: 7) Plots located at "Orchid - 2" layout situated at Kh. No. 104/1, 104/3, Ph. No. 69, Khadki, Tehsil Hingna, Nagpur	13,69,427	1,36,943	10,000
3.	Nagpur – (No. of plots: 19) 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	38,74,271	3,87,427	10,000
4.	Nagpur – (No. of plots: 16) Plots located at "ICON" layout situated at Kh.No. 3,4, Ph No. 81, Mouza Vathoda (Hingna), Tehsil, Nagpur (Gramin).	34,81,568	3,48,157	10,000
5.	Nagpur – (No. of plots: 8) Plots located at "Crystal - I" layout situated at Kh. No. 60/1 Ph No. 48/A Mouza ladgaon, Tehsil Hingna, Nagpur	12,80,007	1,28,001	10,000
6.	Nagpur – (No. of plots: 21) Plots located at "Fortune" layout situated at Kh. No. 5/1,5/2,26/1,2 Ph. No. 13 Mouza Bendoli, Tehsil Umred, Nagpur.	19,95,770	1,99,577	10,000

Last date to submit the EOI & all documents as per E-Auction Process document: 15th July 2025
Date of Inspection: Till 17th July 2025 with prior intimation to the liquidator.
Last date of submission of EMD: 19th July 2025 till 6.00 P.M.
Date of Auction – 21st July 2025 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 RECOURSE 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. Amit Naidu, Email: vastulandliquidation@gmail.com, Contact no-+91 9423400945**
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.

CMA Srigini Rajat Naidu,
Liquidator-Vastu Land Realtors Pvt. Ltd (under Liquidation)
IBBI Regn. No: IBBI/IPA-003/IP-P00137/2017-2018/11513

Date: 01/07/2025
Place: Nagpur