

E- Auction Sale Notice

Unity Infraprojects Limited (In Liquidation)

CIN: L99999MH1997PLC107153

Regd. Off: 1252, Pushpanjali Apartment, Old Prabhadevi Road, Prabhadevi, Mumbai – 400 025

Liquidator: Mr. Alok K. Saksena

Liquidator off. Address: Desai Saksena & Associates, First Floor, Laxmi Building, Sir Phirozshah Mehta Rd, Mumbai, Maharashtra 400001

Email: liquidity@dsaca.co.in, aks@dsaca.co.in

E-Auction

Under Regulation 32 & 33 of IBBI (Liquidation Process) Regulations, 2016

Sale of Assets under Insolvency and Bankruptcy Code, 2016

E-Auction date: Wednesday, 22nd May 2024

Sale of Assets of M/s. Unity Infraprojects Limited (**in Liquidation**), by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Mumbai Bench vide order dated April 8, 2021. The sale will be done by the undersigned through the e-auction platform <https://indiaauction.com>.

| Lot | Details of Assets | Reserve Price (Amt in INR) | Earnest Money Deposit (Amt in INR) |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------|
| 1 | Flat No - 1003, 10th Floor, Pushpanjali Apartments, Cadastral Survey No - 35, and Final Plot No - 1252, in TPS IV of Mahim at the junction of Shantaram Shirdhankar Marg and A. V. Nagvekar Marg, Off Old Prabhadevi Road, Mumbai – 400 025 having Built UP Area of 700 Sq Ft | Rs. 2.26 Crores | Rs. 22.60 Lakhs |
| 2 | <u>Vehicles & Plant and Machinery:</u> Vehicles lying at various locations in Mollem, Nagothane and Netra as per details provided the E-auction process memorandum to be downloaded from https://indiaauction.com | Rs. 61.29 Lakhs | Rs. 6.12 Lakhs |

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” AND “WHATEVER THERE IS BASIS” as such sale is without any kind of warranties and indemnities, through approved service provider, Indiaauction.com, 91- 9821648495/ 91-9821361836
E-mail: enquiry@indiaauction.com or customerservice@indiaauction.com

2. The Assets as mentioned in the process memorandum will be sold in different lots. The bidder can bid for any lots in combination or on standalone basis or any standalone vehicle/ combination of vehicles within the single lot /different lots by depositing the Earnest Money Deposit mentioned against those specific vehicles/ Lots.
3. Various Lots will be auctioned from 10.00 AM Onwards.
4. Bids shall be submitted to Liquidator (online or hard copy) in the format prescribed latest by 4 May 2024. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from the website of www.indiaauction.com
5. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the corporate debtor, assets, duties, transfer fee, maintenance charges or other taxes/ fee/ charges, unpaid Road Tax if any, and inspect the corporate debtor and its assets at their own expense by contacting the Liquidator or sending an email to liquidity@dsaca.co.in.
6. The intending bidders are required to deposit Earnest Money Deposit (EMD) through DD/RTGS/Bank Transfer in the Account of “Unity Infraprojects Limited – In Liquidation”, having Account No.27940200002441 (IFSC: BARB0PBBMUM) latest by 18 May 2024 by 5.00 p.m.
7. The intending bidder should submit the evidence for EMD deposited along with prescribed documents at the address given above and upload their KYC documents along with the EMD submission details to the liquidator via email to liquidity@dsaca.co.in, or by submitting the hard copy to the office of the Liquidator provided in the detailed e-auction document.
8. The Name of the Eligible Bidders will be identified by the Liquidator to participate in E- auction on the portal. The e-auction service provider will provide activate the User id of eligible bidders.
9. The Earnest Money without interest shall be returned to unsuccessful bidder(s) within 7 (seven) days of the date of closure of the E-Auction process or cancellation of the E-Auction process. The Successful Bidder shall be required to provide 100% of the Bid Amount within 30 days of the date of issuance of LOI in a single tranche payment after adjusting the EMD amount already paid. In case the payment is delayed after 30 days (but not later than 90 days from the date of issuance of LoI) interest at the rate of 12% per annum shall also be paid beyond 30 days. The sale shall be cancelled and amount paid [EMD and any further amount] shall liable to be forfeited if the balance payment is not received within ninety days.
10. The Successful Bidder shall bear the applicable charges, transfer fees, statutory/non-statutory dues, taxes, rates, assessment charges, etc .in respect of the asset put on auction.
11. The Liquidator has the absolute right to accept or reject or modify any or all the offer(s) or adjourn/postpone/cancel the E Auction at any stage without assigning any reason thereof.
12. The sale certificate/agreement will be issued in the name of the successful bidder only and will not be issued in any other name.
13. The Eligible Bidders, participating in the E-Auction, will have to bid for at least the Base Price (Reserve Price).

Sd/-
Alok Kailash Saksena
Liquidator

IBBI/IPA-001/IP-P00056/2017-18/10134

Place: Mumbai

Date 18 April 2024