

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

Registered office of CD: Opp. Swadha Apartment, Asiyan 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://ibbi.baanknet.com/eauction-ibbi/home>

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: 8th July 2025 (Tuesday) at 10:30 A.M. to 2:00 P.M. (with unlimited extension of 5 minutes)

Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt. in INR.)
Land Parcel 1 Part of Plot No.32/1Kha,Village- Bajha, P.H.No.23, R.N.M- Seetapur, Tehsil- Mauganj, Distt-Mauganj; Land area 10 Acres Asset ID: 2015	INR,24,35,772/-	INR, 2,43,577/-	INR,50,000/-
Land Parcel 2 Part of Plot No.32/1/KA/2, Village- Bajha, P.H.No.23, R.N.M- Seetapur, Tehsil- Mauganj, Distt-Mauganj; Land area 5 Acres Asset ID : 1992	INR,12,17,886/-	INR,1,21,789/-	INR,50,000/-

Important Notes:

- Bidding in each of the parcels shall be allowed on submission of EMD for each parcel.
- The Highest bidders in respective parcels shall be declared as the successful bidders.
- 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.
- 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://ibbi.baanknet.com/eauction-ibbi/home>
- 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 **21-06-2025** 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).
- The prospective bidders shall submit an undertaking that they do not suffer from any ineligibility under section 29A of the Code to the extent applicable and that if found ineligible at any stage, the earnest money deposited shall be forfeited.
- 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.waysestatesltd@gmail.com

Date and Place: June 7th, 2025, Kolkata

Sd/-
Aditya Kumar Tibrewal
(IBBI/IPA-001/IP-P00743/2017-2018/11249)
Liquidator of Ways Estates Limited
AFA Valid till 31st December 2025
Reg. Address: 2, Hare Street, Nicco House, 1st Floor,
Room No. 29, Kolkata - 700001
Email id: cirp.waysestatesltd@gmail.com