

E- Auction Sale Notice

Unity Infraprojects Limited (In Liquidation)

CIN: L99999MH1997PLC107153

Regd. Off: Shop No: 427, 4th Floor, Kaliyandas Udyog Bhavan, Sadanand Hasu Tandel Marg, Century Bazaar, Prabhadevi, Mumbai – 400 025 Maharashtra

Liquidator: Mr. Alok K. Saksena

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

Email: liqunity@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: 7 February 2026

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://ibbi.baanknet.com/eauction-ibbi/home>

Lot	Details of Assets	Reserve Price (INR)	Earnest Money Deposit (INR)	Bid Incremental Value (INR)
Lot 1	Vehicles & Plant and Machinery lying at Nagothane <i>Details provided in E-auction process memorandum available at: https://ibbi.baanknet.com/eauction-ibbi/home / https://www.unityinfra.com</i>	17,49,966	1,74,996	49,000
Lot 2	Vehicles & Plant and Machinery lying at Nagothane <i>Details provided in E-auction process memorandum available at: https://ibbi.baanknet.com/eauction-ibbi/home / https://www.unityinfra.com</i>	12,35,300	1,23,530	34,300.
Lot 3	Vehicles & Plant and Machinery lying at Nagothane <i>Details provided in E-auction process memorandum available at: https://ibbi.baanknet.com/eauction-ibbi/home / https://www.unityinfra.com</i>	15,08,800	1,50,880	42,000
Lot 4	Vehicles & Plant and Machinery lying at Mollem <i>Details provided in E-auction process memorandum available at: https://ibbi.baanknet.com/eauction-ibbi/home / https://www.unityinfra.com</i>	13,87,955	1,38,795	38,500

Terms and Condition of the E-Auction are as under:

1. E-Auction will be conducted on “***As is where is basis***”, “***As is what is basis***”, “***Whatever there is basis***”, and “***No recourse basis***” as such sale is without any kind of warranties and indemnities, through approved service provider
2. The Assets as mentioned in the process memorandum will be sold Lot Wise. The bidder can bid for combination of Lots by depositing the Earnest Money Deposit mentioned against specific Lots.
3. Various Lots will be auctioned from 11.00 AM Onwards.
4. Bids shall be uploaded in the format prescribed latest by 4 February 2026 on the BankNet Portal. The bid form along with detailed terms & conditions of complete E-auction process can be downloaded from the website of <https://ibbi.baanknet.com/eauction-ibbi/home>
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 liqunity@dsaca.co.in.
6. The intending bidders are required to deposit Earnest Money Deposit (EMD) by 4 February 2026 by 5.00 P.M. at BankNet Portal.
7. The Earnest Money without interest shall be returned to unsuccessful bidder(s) by Banknet Portal to unsuccessful bidders or at the 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.
8. 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.
9. 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.
10. The sale certificate/agreement will be issued in the name of the successful bidder only and will not be issued in any other name.
11. 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

Reg No. : IBBI/IPA-001/IP-P00056/2017-18/10134

Place: Mumbai

Date: 9th January 2026