

SALE NOTICE UNDER IBC, 2016

HAHNEMANN HOUSING & DEVELOPMENT PRIVATE LIMITED (IN LIQUIDATION)

Liquidator's office: Flat No. 3, 2nd floor, 400B/2F N S C Bose Road,

(B/1 Laxminarayan Colony) Kolkata 700047

Piece and parcel of Landed properties situated at various places in the state of West Bengal as shown in the table below:

Sale of landed properties owned by **Hahnemann Housing & Development Private Limited (In Liquidation)** forming part of Liquidator Estate formed by the Liquidator. The sale will be done by the undersigned through the E-auction platform <https://ncltauction.auctiontiger.net> on "asis where is and whatever there is" basis.

Sl. No.	Assets description (Consists of Land Parcel/plots of the CD situated at)	Manner of sale	Inspection date	Date & Time of Auction	Reserve price in ₹	EMD Amount & documents submission deadline
1	Mouza – Bikna, J.L. No. 235, P.S. – Bankura, District – Bankura, West Bengal (Excluding such deeds found registered after commencement of CIRP process fraudulently and without authorization)	Normal Sale 746.81 Decimal as per deeds, (includes 666.81 Decimal 'freehold land', 18 Decimal of 'Barga Land' and 62 Decimal of 'Patta land' with many plots being 'Landlocked Land')	4 th July 2023 between 11.00 A.M to 4.00 P.M	11 th July 2023 from 13.30 Hrs.to 15 Hrs. ##	1,36.06.000/-	₹ 13,60,600/- to be deposited through RTGS. 8 th July 2023
2	Mouza – Bikna, J.L. No. 235, P.S. – Bankura, District – Bankura, West Bengal *Kindly see note below	Normal Sale 246.33 Decimal (As per deeds)	4 th July 2023 between 11.00 A.M to 4.00 P.M	12 th July 2023 from 13.30 Hrs.to 15 Hrs. ##	32,30.000/-	₹ 3,23,000/- to be deposited through NEFT/RTGS. 10 th July 2023
3	Mouza: Kantadih, P.S- Arsha, District: Purulia, West Bengal	Normal Sale 1234.017 Decimals (as per deeds)	5 th July 2023 between 11.00 A.M to 4.00 P.M	13 th July 2023 from 13.30 Hrs.to 15 Hrs. ##	56,25,000/-	₹ 5,62,500/- to be deposited through RTGS. 11 th July 2023

4	Mouza: Birudiha, P.S. Kanksa, District: Burdwan, West Bengal	Normal Sale 52 Decimals (as per deeds)	6 th July 2023 between 11.00 A.M to 4.00 P.M	14 th July 2023 from 13.30 Hrs.to 15 Hrs. ##	8,10,000/-	₹ 81,000/- to be deposited through RTGS 12 th July 2023
5	Mauza: Manikara, P.S. Kanksa, District: Burdwan, West Bengal	Normal Sale 704.5 Decimals (as per deeds)	7 th July 20223 between 11.00 A.M to 4.00 P.M	15 th July 2023 from 13.30 Hrs.to 15 Hrs. ##	1,93,68,000/-	₹ 19,36,800/- to be deposited through RTGS. 13 th July 2023
6	Mouza: Kendua P.S Faridpur, District: Burdwan, West Bengal	Normal Sale 1278.75 Decimals (as per deeds)	8 th July 2023, between 11.00 A.M to 4.00 P.M	17 th July 2023 from 13.30 Hrs.to 15 Hrs. ##	2,59,24,000/-	₹ 25,92,400/- to be deposited through RTGS. 15 th July 2023
7	Mouza: Chanpabandi P.S Faridpur District: Burdwan, West Bengal	Normal Sale 1138 Decimals	10 th July 2023, between 11.00 A.M to 4.00 P.M	19 th July 2023 from 13.30 Hrs.to 15 Hrs. ##	89,19,000/-	₹ 8,91,900/- to be deposited through RTGS. 17 th July 2023

The quantum of incremental bid is as per the Process Memorandum.

The details of properties, such as Dag Number etc may be seen from the **Process Memorandum in the auction site <https://ncltauction.auctiontiger.net>**

***Noticed from <https://wbregistration.gov.in> that certain persons got registered deeds on execution by the Directors or on their authorization as sellers, despite being suspended after CIRP or discharged after liquidation i.e., 26-04-2018 and 29-10-2018 respectively) and further, there is a misdescription in the name of the seller without adding the words either 'under CIRP' or 'in liquidation'. Such deeds have no legal validity as the Registration Act, 1908 specifies - registration does not confer validity upon an instrument which is otherwise ultra vires or illegal or fraudulent.**

There shall be unlimited extensions of 5 minutes each.

- Interested applicant may refer to the COMPLETE E-AUCTION PROCESS INFORMATION DOCUMENT containing details of terms and conditions of online E-Auction, E- Auction Bid Form, Eligibility, Criteria, Declaration by bidder, EMD requirement etc. available in service provider on and from 2nd December 2022 at 11.00 A.M onwards till 20th December 2022 at 5.00 P.M from web portal i.e. M/s Auction Tiger E-Auction platform <https://ncltauction.auctiontiger.net> or writing to e-mail raoka55@gmail.com and E-Auction platform <https://ncltauction.auctiontiger.net> and for process enquiries contact Mr. Praveen Kumar Thevar praveen.thevar@Auctiontiger.net | D: 079 6813 6854 | M: 972 277 8828. In case of property related queries or for taking physical inspection, the interested applicants may call on Mr. Sandip Samanta, Mobile No. 98302 33711 or Mrs. Nibedita Maity, Mobile No.94325 05200.

2. RTGS to be made into HAHNEMANN HOUSING & DEVELOPMENT PRIVATE LIMITED (IN LIQUIDATION) ACCOUNT # 000605034375 IFSC ICIC0000006” (Account name may be shortened in case of technical constraints).
3. **Any land registrations and even mutations shown to have been made on or after 26th April 2018 being the commencement of Corporate Insolvency Resolution Process (CIRP) that culminated to order of Liquidation on 29th October 2018 are invalid as has been clarified by the Registration Authorities and shown on the website.**
4. **Liquidator received claims till date only from Depositors for allotment of plots being financial creditors. No other category of creditors ever submitted any claim. Hence any squatters on the land are deemed to be unauthorized encroachers and application is under way before the Tribunal seeking administrative assistance to remove such obstacles,**
5. The Liquidator reserves the right to accept or cancel or extend or modify etc. Any terms and condition of E-Auction at any time. He has the right to reject any of the bid without assigning any reasons.
6. The intending bidder may submit their bids separately as it would be convenient to participate in bids on different dates, although declarations and affidavits may be given in a single set quoting references in each of the bids.
7. The intending bidder, prior to submitting their bid, should make their independent inquiries, and inspect the properties at their own expense and satisfy themselves. The Liquidator will not entertain any complaint in this regard after the sale is over. Any mistake in this sale notice shall not vitiate the sale.

Date: 29th June 2023

Place: Kolkata

Sd/-

Ananda Rao Korada,
Liquidator

Regn. No. IBBI/IPA002/IP-N00286/2017-18/10844
(M) – 9874264647 E-mail – raoka55@gmail.com