E-AUCTION SALE NOTICE UNDER INSOLVENCY AND BANKRUPTCY CODE, 2016
USHDEV INTERNATIONAL LIMITED (IN LIQUIDATION) CIN: L40102MH1994PLC078468 **Registered office:** New Harileela House 6th Floor Mint Road, Mumbai, Maharashtra, India, 400001. **Liquidators Office:** C\505-506, The First, B/h ITC Narmada, Vastrapur, Ahmedabad - 380 015 Email : liquidation.ushdev@gmail.com

Notice is hereby given to public in general that under mentioned assets forming part of liquidation estate of Ushdev International Limited (In Liquidation) in accordance with the Insolvency and Bankruptcy Code,2016 ("IBC") read with the Rules and Regulations framed thereunder shall be sold through the e-auction platform BAANKNET(Bank Asset Auction Network) portal (https://ibbi.baanknet.com/eauction-ibbi/home) on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS", "WITHOUT RECOURSE BASIS",** and **"WITHOUT ANY WARRANTIES "** basis.

Last date for submissions of EOI and eligibility documents	**Tuesday, 04.08.2026 by 6.00 P.M.**
Site Inspection and Due Diligence of assets Date & Time	**Tuesday, 21.07.2026 to Tuesday, 04.08.2026 (with one day prior notice to the liquidator)**
Last date for submission of Earnest Money Deposit (EMD)	**Tuesday, 04.08.2026**
Date and Time of E-Auction	**Thursday, 06.08.2026, Time: 11:00 A.M to 01:00 P.M. With unlimited extension of "5 minutes" i.e. the end time of the e-auction will be extended by 5 minutes each time if bid is made within the last 5 minutes before closure of Auction.**

Block	**Asset**	**Reserve Price (Rs.)**	**EMD Amount (Refundable) (Rs.)**	**Bid Increment Amount (Rs.)**
A	**LAND AND BUILDING**			
A.1	Office premise at New Harileela House-4th Floor, Mint Road, Near CSMT Railway Station, Fort, Mumbai – 400001(Asset ID-4202)	3,80,70,561	38,07,056	5,00,000
A.2	Office premise at New Harileela House-6th Floor, Mint Road, Near CSMT Railway Station, Fort, Mumbai – 400001 (Asset ID-4203)	3,86,30,911	38,63,091	5,00,000
A.3	Unit no. 101-106 on 1st Floor in the building Multicon Square, Mouje Erandwane, Mandal Haveli, Dist- Pune, Maharashtra, Pin-411004(Asset ID-4204)	4,35,54,434	43,55,443	5,00,000

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A.4	Unit no. 201-206 on 2nd Floor in the building Multicon Square, Mouje Erandwane, Mandal Haveli, Dist- Pune, Maharashtra, Pin-411004(Asset ID-4205)	4,35,54,434	43,55,443	5,00,000
A.5	Commercial plot no. 1834, Road No. 24, Sector No. KWC, Village- Kalamboli, Tal. Panvel District Raigad, Maharashtra, Pin-410218 (on lease till year 2099) (Asset ID-4206)	6,05,61,000	60,56,100	5,00,000
A.6	Freehold Commercial plot situated at Plot no. 39, Hissa No. 1-4, situated at Village Khalapur, Near Mumbai Pune Expressway, Dist Raigad, Maharashtra, Pin-410202(Asset ID-4207)	10,73,49,268	1,07,34,926	5,00,000
B	**WINDMILL AND LAND**			
	2 WTG of 0.8 mw each with Land at Chinnaputhur Village, Dharapuram Taluk, Erode District, Tamil Nadu (Asset ID-4208)	3,81,00,137	38,10,014	5,00,000
C	**WINDMILL**			
C.1	2 WTG of 0.8 mw each in Gondikere Village, EP2, Chitradurga District, Karnataka (On Sub Lease Forest land) (Asset ID-4209)	1,33,77,466	13,37,747	5,00,000
C.2	3 WTG of 0.8 mw each in Village Bhoo, Tehsil Fatehgarh, Jaisalmer, Rajasthan (On Sub Lease Revenue land) (Asset ID-4210)	1,97,92,747	19,79,275	5,00,000
C.3	4 WTGs of 0.8 mw each in Location L1, L2, L3 and L4, Samana Village, Methan, Taluka Jamjodhpur, Jamnagar District, Gujarat 360520, (On Sub Lease Revenue land) (Asset ID-4211)	3,29,67,469	32,96,747	5,00,000

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C.4	2 WTGs of 0.8 mw each at location No. 69 & 70, S. NO. 182/1, Satapar Village Hadmatiya, Taluka Kalyanpur, Dist: Jamnagar-361320, Gujarat (On Sub Lease Revenue land) (Asset ID-4212)	1,52,98,992	15,29,899	5,00,000
D	**EQUITY SHARES (INVESTMENTS) AND ADVANCES RECEIVABLES**			
D.1	Equity shares of Uttam Galva Ferrous Ltd. (Asset ID-4213)	97,04,19,878	9,70,41,988	5,00,000
D.2	Equity shares of The Shamrao Vithal Co Op Bank Ltd(Asset ID-4214)	45,30,250	4,53,025	1,00,000
D.3	Collective Sale of following Equity Shares and Advance Receivables: 1. Equity shares of Jankalyan Sahkari Bank Ltd, The Greater Bombay Co-Op Bank Ltd, The Kalyan Janta Sahkari Bank Ltd, Vijay Devraj Gupta Foundation. 2. Advance receivable from Wind World India Ltd (Operational Creditors Claim)(in CIRP) (Asset ID-4215)	6,42,82,500	64,28,250	5,00,000

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Terms & Condition of the sale is as under:

1. E- Auction will be conducted on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" "WITHOUT RECOURSE BASIS"** and **"WITHOUT ANY WARRANTIES"** basis through service provider, BAANKNET on E-Auction platform at (https://ibbi.baanknet.com/eauction-ibbi/home).
2. This E-Auction notice is only a brief notice of sale and shall be read in conjunction with the complete E-Auction Process Information Document (which forms an integral part hereof) containing details of the assets, e-auction bid form, declaration and undertakings, general terms and conditions of the e-auction sale which will be made available on the Website of the E-Auction Service Provider. Participation in the e-auction shall be deemed to constitute acceptance of the terms contained therein. In the event of any inconsistency, the provisions of the E-Auction Process Information Document, the Insolvency and Bankruptcy Code, 2016 and the IBBI (Liquidation Process) Regulations, 2016 shall prevail.
3. It shall be the responsibility of the bidders to undertake their own independent due diligence, inspect the assets and satisfy themselves about the asset and the specification before submitting the bid. The inspection of assets put on auction will be permitted to interested bidders at sites from 21.07.2026 to 04.08.2026 (with one day prior notice to the liquidator)
4. Intending Bidder must upload the KYC and complete E-Auction Process Information Document containing details of the assets, e-auction bid form, declaration and undertakings, general terms and conditions of the E-Auction sale and other necessary documents on the BAANKNET Portal. The deadline for the submission is 04.08.2026.
5. Prospective bidders need to register on the BaankNet auction platform (https://ibbi.baanknet.com/eauction-ibbi/home) and shall carefully submit the requisite documents, including a declaration of eligibility under Section 29A of the Insolvency and Bankruptcy Code,2016 through electronic auction platform. The bidders shall refer to the Asset ID/ Auction ID as available on the BaankNet portal.
6. Only persons eligible under Section 29A of the Insolvency and Bankruptcy Code, 2016 read with Section 35(1)(f) thereof shall be entitled to participate in the e-auction. 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.
7. The formats for the required documents can be found in the E-Auction Process Document on the BAANKNET portal. The requisite Forms, Affidavits, Declaration etc., should be submitted on the E-Auction portal, https://baanknet.com/.
8. Kindly note that EMD payment must be made through the BAANKNET portal by adding funds to the e-Wallet and clicking "Participate" for the respective auction. The interested bidder should create their User ID & Password in the auction portal and deposit their EMD amount in the E-Wallet of the portal. For any query regarding the e-auction portal, reach out BAANKNET(Bank Asset Auction Network),E-Mail ID-support.baanknet@psballiance.com, Mobile No. +91 8291220220.
9. The bidders are requested to visit https://baanknet.com/ for detailed terms and condition for the E-Auction process before submitting their bids and taking part in the E-Auction sale Proceedings.
10. The Reserve Price mentioned above is excluding GST, other taxes, stamp duty, registration charges and any other charges/duties, taxes, cess applicable on sale.
11. The Liquidator has the absolute right to accept or reject any or all bids/offers (s) or adjourn/postpone/modify/ cancel the e-Auction or withdraw any assets or portion thereof from the sale/ auction proceeding or to amend the terms of the auction, at any time and any stage without assigning any reason thereof.

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IP REG. No.
IBBI/IPA-001/
IP-P01186/
2018-19/
11907
Insolvency Professional

Trupalkumar J Patel,
Liquidator of
Ushdev International Limited
IBBI Reg No.: IBBI/IPA-001/IP-P01186/2018-2019/11907
AFA valid upto 31st December, 2026
Email id: liquidation.ushdev@gmail.com
Date: 20-07-2026
Place: AHMEDABAD