E-AUCTION SALE NOTICE

IN THE HIGH COURT AT CALCUTTA

ORIGINAL JURISDICTION

ORIGINAL SIDE

Company Petition No. 184 of 2013

Connected with

C.A. No. 14 of 2025

Bose Infrastructure Ltd.

(In Liquidation)

Pursuant to the order dated 23rd September, 2026 of the Hon'ble High Court, Calcutta offers are invited from the prospective buyer/s for sale of the below mentioned assets/properties of **Bose Infrastructure Ltd.** (In Liquidation) by e-auction on "As is where is and whatever there is basis". The detailed location, date of inspection and Reserve price with EMD for participating in the E-auction are enumerated hereunder:

DESCRIPTION OF THE ASSETS/PROPERTY	**DATE OF INSPECTION TO BE PROVIDED TO THE INTENDING BUYER/S**	**RESERVE PRICE**	**20% EMD ON RESERVE PRICE**
Two Numbers of flat combined together. Total area 2,858 sq.fit (Back Side Flat 1354sq. ft. and Front	20/11/2026 12: 00 noon to 4:00 p.m.	Rs. 39,75,000/-	Rs.7,95,000/-

side Flat 1504 sq.ft.) at 1st Floor, Revati apartment, at Mouza Podra, J. L. No. 38, R.S. Dag No. 460, R.S. Khatian No. 92, L. R. Dag No. 604, L. R. Khatian No. 2780, near Andul Road and Podra Road crossing, P. S. Sankrail, P.O. Podra, District – Howrah 711109. And moveable wooden items lying at above mention address.			

1. The sale will be conducted on the basis of the valuation report prepared and submitted by the Court appointed valuer, subject to confirmation of the Hon'ble High Court, Calcutta.

2. The EMD (interest free) should be deposited through the electronic modes available on the portal indicating the lot number individually. The last date of request and participation in the E-auction and online submission of EMD one day prior to the date of e-Auction. As EMD updation on the portal may take some time, bidders are requested to pay the EMD well in advance to avoid any last-minute inconvenience.

3. The E-auction will be conducted through the website https://www.mstcecommerce.com/auctionhome/npa/index.jsp on 27/11/2026 between 11:00 hrs. and 16:00 hrs. with auto extension of time as mentioned in the terms and conditions of e-auction.

4. The bidders should submit their online offers through the website https://www.mstcecommerce.com/auctionhome/npa/index.jsp

5. The intending buyers should collect the detailed information, terms & condition through the website www.mca.gov.in https://www.mstcecommerce.com and may also take help from the contacts given below: (between 10.00 hrs. to 18.00 hrs.)

   MSTC Helpdesk no. 079-69066600

Dated this the 30th day of October, 2026.

Sd/-

(DIP NARAYAN CHOWDHURY)
(ICLS)
OFFICIAL LIQUIDATOR
HIGH COURT, CALCUTTA
Office of the Official Liquidator,
High Court, Calcutta,
Corporate Bhawan, 5th Floor,
Plot No-IIIF/16, AA-IIIF.
Akandakeshari, Rajarhat,
New Town,
KOLKATA-700135.
PHONE: (033) 2243-5073/2248-6067

TERMS & CONDITIONS OF SALE
On 'AS IS WHERE IS WHATEVER THERE IS BASIS'
IN THE MATTER OF: -
COMPANY PETITION NO. 184 OF 2013
Connected with
C.A. No. 14 of 2025
BOSE INFRASTRUCTURE LTD.
(IN LIQUIDATION)

1	**Preliminary:** The Hon'ble High Court, Calcutta has permitted the Official Liquidator to sell the Scheduled property/ies by inviting competitive bids through e-Auction to be conducted by selling agent namely MSTC Ltd. a Miniratna Central Government (PSU) under Ministry of Steel, GOI, on website: https://www.mstcecommerce.com/auctionhome/npa/index.jsp	
2	**Definitions and Abbreviations:** Unless the context otherwise requires under the "Terms and Conditions of the e-auction Sale" the following words wherever appear means:	
	2.1	"Scheduled Property" means property described in The Sale Notices.
	2.2	"Bidder(s)"/ "Purchaser(s)" means any person being an Individual or Proprietor or Partnership firm or LLP or company and who is paying the Earnest Money Deposit ("EMD") and getting registered with https://www.mstcecommerce.com/auctionhome/npa/index.jsp Bidder(s)/Purchaser(s) while being used interchangeably, shall be deemed to mean and include his/her/their/its legal heirs, legal representatives, and successors in interest and permitted assignee, as the case may be.
	2.3	"EMD" means "Earnest Money Deposit" and /or "Pre-Bid EMD" to be paid as described in the e-Auction catalogue to qualify for participation in e-auction.
	2.4	"High Court" means the "Hon'b1e High Court of Calcutta".
	2.5	"M/s.MSTC Ltd" means "M/s.MSTC Ltd." and further means "Service Provider/ Selling Agent".

	2.6	"Sale Notice" means the Auction Sale Notice published in the website (MCA/ MSTC Ltd.) and also in English, Hindi & Bengali edition Newspapers shall also include other information i.e., "Terms and Conditions of Sale" governing the e-auction sale, Know Your Customers (KYC) documents, required particulars for Online Registration of Bidders, and all other information and document. hosted on webpage: https://www.mstcecommerce.com/auctionhome/npa/index.jsp for guidance of the Bidders.
	2.7	"Seller" means the Official Liquidator attached to the Hon'ble High Court of Calcutta.
	2.8	"The person(s)" means and includes legal person" interested in submitting quotations/offers.
3	**Inspection of Property**	
	Prospective Bidders may carry out inspection of the scheduled property/ies on the scheduled dates and time only as given in the sale notice.	
4	**Buyer beware**	
	4.1	Property is being sold on "as is where is whatever there is basis". Bidders are advised to ascertain on their own all information about the nature of right and title, survey/ Municipal/Corporation/Industrial plot Nos. and respective maps, extent/ area of Land, boundaries, statutory sanctions or approval and all other dues 'statutory/ other' with respect to immovable property prior to submission of bid in the e-Auction. No dispute in this regard will be entertained by the Seller/Selling Agent after submission of bids. The Bidder will not raise any dispute regarding the terms and conditions of the e-auction or about the particulars of the scheduled property or contest the same once he has been declared as the successful Bidder.
	4.2	Any "Bid" made shall be deemed to have been submitted after complete satisfaction of the title, status, condition, quantity and quality etc., of the scheduled property/ies. Conditional offers/bids shall not be accepted. Amendment to the offers/ bids shall not be permitted after the closure of e- auction. The rule of caveat emptor is applicable.
5	**Earnest Money Deposit (EMD)/Pre-Bid EMD**	

	5.1	The Earnest Money Deposit (EMD)/ Pre-Bid EMD needs to be paid by the participating bidders through **PAY PRE BID EMD Link** available in bidder login and no other payment mode will be entertained. Only the registered customers who will submit the online EMD will be able to participate against the above mentioned assets/properties in this e-auction. The EMD of the successful bidder will be transferred to the Official Liquidator electronically to the account details provided by Official Liquidator after deducting selling agency's applicable charges plus taxes as per MCA guidelines. The entire PRE BID EMD of the successful bidders will be forfeited automatically if the highest bidder fails to pay the required Post-Bid Payment for the lot awarded to them. The PRE BID EMD of the unsuccessful parties will be refunded after approval of Hon'ble High Court, Calcutta. No interest is payable on the Pre-Bid EMD/EMD.
	5.2	Bidder/s who do not submit the online pre-bid EMD would not be eligible to participate in e-Auction.
6	**Submission of Offers**	
	6.1	The person(s) interested in submitting quotations/offers shall submit the offers online through e-auction website: https://www.mstcecommerce.com/auctionhome/npa/index.jsp The offer/bid submitted in other mode shall not be entertained.
	6.2	Bidders are required to complete the registration formalities with https://www.mstcecommerce.com/auctionhome/npa/index.jsp before payment of the interest free EMD/ pre-bid amount on or before the scheduled date and time as prescribed.
	6.3	The prospective bidders should comply with KYC norms. All financial transactions towards e-Auction sale of scheduled property must be made only through the bank account (registered with M/s. MSTC Ltd) by the authorized and identified Bidder.

7	**E-Auction**	
	7.1	E-Auction Result/ Status: Status of bids must be Personally seen by the Bidders online through the link "Auction Result " immediately after closing of e-Auction. Highest Bid Is subject to approval of Hon'ble High Court, Calcutta and there by securing the status of highest bidder confers no right so as to demand the automatic confirmation of sale in favour of highest bidder.
	7.2	Email Address of Bidders must always be kept valid, failing which Bidders will be liable for non-compliance of payment or any other instruction required to be issued to them via email.
	7.3	The Sale will be governed by the Material List i.e. guidelines for online registration of intending bidders and all other information/ documents hosted on web page for guidance of intending bidders and pertaining to the e-auction sale & "Terms & Conditions" (hereafter referred as TC for brevity) displayed on the "Live e-Auction Floor". The Material List & **TC** displayed under "View Forthcoming Auctions" on M/s.MSTC Ltd 's e-Auction Website are tentative and subject to change at Seller's / M/s.MSTC Ltd 's sole discretion before the start of e-Auction. Bidders should therefore download the Material List and **TC** displayed only under "View Live Auctions" for their record purpose, if required. Participation in the e-Auction will be deemed to imply that the Bidders have made themselves thoroughly aware of and accepted the **TC**, and Material List. Seller / M/s.MSTC Ltd shall have the right to issue addendum to the **TC** or Material List to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the Addendum so issued shall form a part of the original **TC**. In this regard, the prospective bidders are advised to keep a close watch on the website of
		https://www.mstcecommerce.com/auctionhome/npa/index.jsp to take notice of such addendum/s if any.

	7.4	During Live Auction, only brief Lot details will be shown under "Properties of Interest" tab and Bidders are required to bid under **"Bid Floor"**. The detailed "Catalogue" can be seen by the Bidders by clicking on the **"Properties of Interest"** and it shall be the responsibility of the Bidders to see the "Auction Result" before bidding and no representation/complaint from the Bidders in this regard will be entertained by M/s.MSTC Ltd / seller.
	7.5	It will be the Bidder's responsibility to personally see the result of e-Auction by seeing and downloading the "Auction Result Tab" from the Website immediately after Closure of e-Auction which will be displayed up to 7 (Seven) days from the date of Closure of e-Auction (excluding the date of closure of e-Auction). After completion of e-auction, a system generated automatic Sale Intimation Letter will be issued by system by e-mail to the Highest Bidder once the highest bid or any other bid is accepted by the Hon'ble High Court, Calcutta, Kolkata. Bidders must therefore keep a watch on their incoming e-mail/User ID. Normally no hard copy of the Sale Intimation Letter will be issued by M/s.MSTC Ltd.
	7.6	The Bidders shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/ representation will be entertained by SELLER/ M/s.MSTC Ltd in this regard. Bidders must be careful to check the Bid Amount/ No. of '0'/No. of Digits, etc., and if required, rectify their bid before submitting the Bid into the live e-Auction floor by clicking the 'Submit Bid' Button. In case of any bid being equal to or more than 5 (five) times the current Highest Bid for the Lot, this will be displayed by way of a WARNING MESSAGE on the Bidder's screen before he confirms/ submits the bid. There is no provision for putting Bids in decimals.
8	**Acceptance of the highest (H-1) bid**	
	8.1	Acceptance of the highest (H-1)bid is subject to approval/ confirmation by the Hon'ble High Court, Calcutta and securing the status of highest Bidder, confers no right, so as to demand the automatic confirmation of sale in his/her favour.
	8.2'	The Official Liquidator shall submit a report alongwith the e-auction result before the Hon'ble

		High Court, Calcutta soon after conclusion of e-auction for approval of sale in favour of highest Bidder. The Hon'ble Court may approve the highest bid considering the adequacy of price in light of the valuation report, and other relevant facts as may be deemed fit and proper by the Court. The sale shall stand confirmed only after payment of the entire bid amount as approved by the Hon'ble High Court, Calcutta and Goods and Service Tax (GST) as may be applicable over and above the bid amount. Upon approval of highest bid, the highest Bidder will be informed about the same by via online system.
	8.3	Once the bid is accepted by the Hon'ble High Court, Calcutta, The MSTC Ltd. will transfer the amount of EMD to the account of the Official Liquidator, High Court, Calcutta.
	8.4	25% of the bid amount to be deposited with the OL Calcutta by the successful bidder within 7 days from the date of acceptance of H1 bid by Hon'ble High Court, Calcutta, failing which the Pre-Bid EMD/EMD shall be forfeited by the Seller.
	8.5	The entire due balance payment will have to be paid by the successful Bidder to the Official Liquidator, Calcutta within 30 days of acceptance of H1 bid by the Hon'ble High Court, Calcutta. The buyer shall adjust the Pre-Bid EMD/EMD with this payment.
	8.6	The highest Bidder will not be entitled to assign their right to buy the scheduled property to any third party or nominate any third party, once they are declared to be the successful Bidder. In other words, the Sale will be made only to the successful Bidder and not to any third party.
9	**Forfeiture of EMD, etc.**	
	9.1	The Seller reserves the right to forfeit any amount/money lying with M/s.MSTC Ltd /Seller from the successful Bidder who defaults in making the due payments against the e-Auction even though such amount/ money maybe lying with Seller/ and payable to the said party against any other Contract/transaction.
	9.2	The successful Bidder shall pay full and final bid amount along with GST as may be applicable, within the time prescribed, failing which the EMD amount remitted will stand forfeited and will be credited to the Account of the Official Liquidator, High Court, Calcutta.

10	**Delivery of Possession & Confirmation of Sale**	
	10.1	The possession of the property/ies shall be handed Over to the successful purchaser/ Bidder vide "Possession Memo" upon payment of full and Final sale consideration. The sale is subject to confirmation by the Hon'ble High Court, Calcutta.
	10.2	The scheduled property shall remain in every respect at the entire risk of the BUYER from the date of issue of "Possession Memo" by the SELLER.
	10.3	Delivery of the scheduled property/ies as covered in this e-auction will be made on " "As is where is and whatever there is basis".
	10.4	The sale deed will be done in favour of the purchaser after the sale is confirmed by the Hon'ble High Court, Calcutta in favour of the successful auction purchaser.
11	**Submission of draft Sale Deed for approval(Wherever applicable)**	
	11.1	The purchaser/s of immovable property/ies shall submit a draft of Sale Deed to the Official Liquidator for execution with authentic boundary, survey No. / Corporation No., Survey map and all other relevant information for proper identification of the sold property within a maximum period of 3 months from the date of handing over of the possession of the property to the purchaser.
	11.2	It shall be the absolute responsibility of the respective purchaser to furnish the authentic boundary, survey No./ Corporation No., Survey map and all other relevant information for proper identification of the sold property. The sale deed/s shall be executed at the risk and cost of the purchasers. The cost of stamp duty, registration/transfer and all types and additional charges, legal cost of other dues and charges levied by any authority relating to transfer of property shall be borne by the purchaser.
12	**GST, etc.**	
	12.1	Successful Bidder/purchaser shall pay GST as may be applicable, over and above the approved bid amount.
13	**General**	
	13.1	The sale will be subject to further modification/ alteration of terms and conditions of sale as the Hon'b1e High Court, Calcutta may deem fit and proper.

	13.2	The Hon'ble High Court, Calcutta may withdraw the sale and decline to accept any offer including the highest Offer without assigning any reason thereof. The sale will be confirmed by the Hon'ble High Court, Calcutta only after the entire sale consideration has been deposited by the successful tenderers.
	13.3	No court other than the Hon'b1e High Court, Calcutta will have the jurisdiction to deal with any matter arising out of the sale proceedings.
	13.4	The instant Sale Notice shall stand as public notice and notice to secured creditor/s, petitioner/s, contributories and any other stakeholder in the company. Any kind of objection with respect to subject matter of sale must be brought to the notice of the Hon'ble High Court, Calcutta before acceptance of bid. No objection of any kind shall be entertained thereafter.
	13.5	The information in respect of the scheduled property have been stated to the best of the knowledge from the available records. The Seller/ M/s.MSTC Ltd, however, shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are, therefore, requested to verify the same, in their own individual interests before submitting the Bids.

Events of e-Auction

Sr. No	Events	Dates and descriptions	
1.	Inspection Details	Two Numbers of flat combined together. Total area 2,858 sq.fit (more or less) at 1st Floor, Revati apartment, at Mouza Podra, J. L. No. 38, R.S. Dag No. 460, R.S. Khatian No. 92, L. R. Dag No. 604, L. R. Khatian No. 2780, near Andul Road and Podra Road crossing, P. S. Sankrail, P.O. Podra, District – Howrah 711109. 20/11/2026 12: 00 noon to 4:00 p.m.	
2.	Pre-bid EMD/EMD amount	**Rs. 7,95,000/-**	
3.	Opening Bid/Start price	**Rs. 39,75,000/-**	
4.	Mode of Payment of EMD and all other payments.	NEFT/RTGS/e-Payment gateway to the ……..	
5.	Last date and time for online payment of EMD	**On or before 26.11.2026 [16:30 Hrs.]**	
6.	Scheduled Date & time of opening and closing of e-Auction	**Opening at** 27.11.2026 at 11:00 Hrs.	**Closing at** 27.11.2026 at 16:00 Hrs.
7.	Number of Extension	**Unlimited**	
8.	Prior Extension in Minutes	**5**	
9.	Extension time in Minutes	**5**	
10.	Minimum Bid Increment	**Rs. 50,000/-**	
11.	Maximum Allowed Increment	**5 times of Minimum Bid Increment per bidding**	
12.	Intimation to securing the position of the H-1 Bidder (highest bidder)	Immediately after completion of e-Auction by the Service provider i.e. MSTC Ltd.	

13.	Payment Schedule	25% of the bid amount after adjustment of Earnest Money Deposit (EMD) to be deposited with the Official Liquidator, High Court, Calcutta by the H1 bidder within 7 days from the date of, acceptance of H1 bid by Hon'ble High Court, Calcutta failing which the Pre-Bid EMD/EMD shall be forfeited by the seller. The entire due balance payment will have to be paid by the successful Bidder to the Official Liquidator, High Court, Calcutta within 30 days of the buyer shall adjust the Pre-Bid EMD/EMD with this payment.
14.	Return of EMD of unsuccessful Bidders	Refund at the option of bidders except for H-1, H-2 and H-3 after approval of Hon'ble High Court, Calcutta.No interest will be entertained
15.	Delivery of possession of the property and execution of sale deed/deed of assignment.	Upon full and final payment of sale consideration and subject to confirmation by the Hon'ble High Court, Calcutta.
16.	Contact person in the Office of the Official Liquidator for inspection of scheduled property/ies	Mr. Dip Narayan Chowdhury Office of the Official Liquidator, High Court Calcutta. 033 22486067/033 22486501
17.	Contact Person of MSTC Ltd, for any query regarding online registration or for bidding etc.	MSTC Customer Care No.: 07969066600 i. Shri Sourabh Kumar Email Id : coalcell2@mstcindia.in
18.	Online Auction Processing fee	Successful / H1 bidder has to pay a fixed amount of Rs. 1416/- (1200+GST) along with EMD for participation in auction. Rs. 1416 will be deducted from EMD from successful bidder in case of successful auction. After receiving approval from the Hon'ble High Court, Calcutta to refund of EMD to unsuccessful bidders.

Note 1: Above all the orders (passed at any stage) of Hon'ble High Court, Calcutta shall prevail during the course of this auction process.

Seller's Details:

Seller's Name	OFFICIAL LIQUIDATOR ATTACHED TO THE HON'BLE HIGH COURT OF CALCUTTA
Location,	5TH FLOOR
Street	Corporate Bhawan, 5th Floor, Plot No-IIIF/16, AA-IIIF. Akandakeshari, Rajarhat, New Town,
City	KOLKATA, 700135
Country	INDIA
Telephone	033—2248—6067/2243—5073
Fax	033—2248—2483
Email	ol.kolkata@mca.gov.in
Web page	www.mca.gov.in