IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

(ORIGINAL COMPANY JURISDICTION)

CA-64-2026 IN CP- 63-2003

E-AUCTION SALE NOTICE

Pursuant to order dated 09.10.2026 passed by the Hon'ble High Court of Punjab and Haryana in CA-64-2026 in CP-63-2003, online Offers are invited from the prospective buyers for purchase of the landed property of M/s Green Vindraban Farms Limited (in liquidation) situated at Village Bhawanipur, Tehsil Garhshankar, District Hoshiarpur (Punjab) by e-Auction on "As is where is basis and whatever there is basis". The details of property, date of inspection and Reserve Price & EMD for participating in E-Auction are as under:-

Lot No.	Details of Assets	Date of Inspection	Reserve Price (In Rs.)	EMD (10% of the Reserve Price)
I	Land situated at village Bhawanipur, Tehsil Garhshankar, Distt. Hoshiapur (Punjab) **Total Land** in name of Company is 33 Kanal 9 Marla 2.545 Sarsai = 4.18 Acres	04.12.2026	14,91,775	1,49,178

2. Intending buyers may take inspection of the above mentioned assets at the respective place on the abovementioned date **between 11.00 A.M. to 4.00 P.M.**

3. The E-auction will be conducted through the website https://ol.auctiontiger.net/EPROC/ on 15.12.2026 (between 10.30 a.m. to 5.00 p.m.) with auto time extension of 10 minutes in exigent situation.

4. The bidders/tenderers should submit their online offers through the website https://ol.auctiontiger.net/EPROC/ .

5. The intending buyers should collect the detailed information and terms & conditions through the website of Ministry at www.mca.gov.in or https://ol.auctiontiger.net/EPROC/ and High Court of Punjab and Haryana at highcourtchd.gov.in. The intending buyers may also take help from the contacts numbers given below (between 10.30 a.m. to 5.00 p.m).

Support Team 'Auction Tiger' Contact Numbers:-			
9173528727/	9265562818	9265562821	9374519754

6. The EMD amount (interest free) should be deposited through NEFT/RTGS. The last date of registration for participation in e-Auction and online submission of EMD is 14.12.2026 till 4.00 P.M.

7. The offer/tender/sale is subject to the confirmation by the Hon'ble High Court of Punjab and Haryana at Chandigarh.

PLACE: CHANDIGARH
DATED:_____

(ANUPAM VASHISTA)
OFFICIAL LIQUIDATOR
Attached to Punjab and Haryana
High Court, Corporate Bhawan, 2nd Floor,
Plot No. 4 B, Sector 27 B, Chandigarh
Phone: 0172-2659875
E-mail:- ol.chandigarh@mca.gov.in

IN THE HON'BLE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

(ORIGINAL JURISDICTION)

In the matter of the Companies Act, 1956

and

In the matter of M/s Green Vindraban Farms Limited (In Liquidation)

CA No. 64 of 2026 in C.P. No. 63 of 2003

TERMS & CONDITIONS OF SALE OF LANDED PROPERTY OF THE COMPANY (IN LIQN.) THROUGH E-AUCTION ON 'AS IS WHERE IS & WHATEVER THERE IS BASIS'

1	**Preliminary:-** The Hon'ble High Court of Punjab & Haryana has permitted the Official Liquidator, Chandigarh to sell the Scheduled property/ies by inviting competitive bids through e-Auction to be conducted by selling agent namely M/s e-Procurement Technologies Limited (Auction Tiger), on website link:- https://ol.auctiontiger.net/EPROC/	
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 Notice/ **Schedule-1.**
	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 Auction Tiger. Bidder(s)/Purchaser(s) while being used interchangeably shall be deemed to mean and include his/her/ their/its legal heirs, legal representatives, 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'ble High Court of Punjab & Haryana at Chandigarh".
	2.5	"M/s e-Procurement Technologies Limited (Auction Tiger) and further means "Service Provider/ Selling Agent".
	2.6	Sale Notice" means the Auction Sale Notice published in the News Papers and uploaded in the website of www.mca.gov.in, & High Court of Punjab and Haryana at highcourtchd.gov.in, which 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://ol.auctiontiger.net/EPROC/ for guidance of the Bidders.
	2.7	"Seller" means the Official Liquidator attached to the Hon'ble High Court of Punjab & Haryana at Chandigarh.
	2.8	"The person(s)" means and includes legal person" interested in submitting quotations/offers. Such person(s) giving the quotations/offers are referred to as "Bidder" and the quotations/offers given are referred to as "Bid".

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 e-auction sale notice.	
4	**Buyer Beware:-**	
	4.1	Property is being sold on "as is where is and 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. The assets are sold on the assumption that the bidders have inspected the assets, know what they are bidding for, whether they have inspected or not and the Principles of "Caveat Emptor" will apply. 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 <u>e-payment gateway and no other payment made will be entertained.</u> Only the registered customers who will submit the online EMD within the aforesaid period will be able to participate against the above mentioned lot/s in this e-auction. The EMD of the successful bidders will be transferred to the Official Liquidator electronically through e-payment Gateway. The PRE BID EMD of the unsuccessful parties will be refunded by M/s e-Procurement Technologies Limited (Auction Tiger) within 3 working days after bidding is completed. No interest is payable on the Pre-Bid EMD/EMD. • NEFT/RTGS challan transactions are subject to bank responses and their working days hence it is suggested to make the NEFT/RTGS challan payment much earlier than request closing date and time. • NEFT/RTGS payment should be done before 48 hours of closing date and time. • We will not be responsible for update of NEFT/RTGS transactions done within 48 hours of request closing date and time. • Bidders shall ensure that the NEFT/RTGS transaction initiated by them is having correct EMD amount as mentioned in auction, any less payment transactions done will be rejected and will be returned automatically by the bank, thus leading failure in auction registration.
	5.2	Bidder 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://ol.auctiontiger.net/EPROC/__The offer/bid submitted in other mode shall not be entertained.
	6.2	Bidders are required to complete the registration formalities with Auction Tiger before payment of the interest free EMD/pre-bid amount on or before 3 days prior to scheduled date and time as prescribed in Schedule 2. After registration process, following KYC documents shall be uploaded by applicant either individual or company etc. to get qualified in e-Bidding process 1. Blank Cancelled cheque (for EMD refund process) 2. EMD scanned receipt copy 3. Pan card & Aadhar card, if bidder or applicant is an Individual 4. If bidder or applicant is a Company then they have to submit Pan card & GST certificate for company 5. Other than individual or company, applicant has to upload their relevant KYC or supporting document 6. Scanned copy of signed terms and condition Service providers don't have any role in KYC document verification process. Bidder's uploaded documents can be verified by respective OL office when it is required.
	6.3	The prospective bidders should comply with KYC norms. All financial transaction towards e-auction sale of scheduled property must be made only through the bank account in respect of which the cancelled cheque has been given 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 "Completed Auction" immediately after closing of e-Auction. Highest Bid is subject to approval of Hon'ble High Court of Punjab and Haryana at Chandigarh 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 by Auction Tiger 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 "Published Auctions". The Material List &TC displayed under "Published Auctions-Download Document" on Auction Tiger e-Auction Website are tentative and subject to change at Seller's /Auction Tiger sole discretion before the start of e-Auction. Bidders should therefore download the Material List and TC displayed only under "Download Document " 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 /Auction Tiger 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 Auction Tiger website to take notice of such addendum/s if any.
	7.4	During Live Auction, only brief Lot details will be shown under **"Live Auctions"** Tab where Bidders are required to bid under **"My Bid "**. The detailed "Lot Description" can be seen by the Bidders by clicking on the "View Auctions" and it shall be the responsibility of the Bidders to see the "Lot Description" before bidding and no representation/complaint from the Bidders in this regard will be entertained by Auction Tiger/Seller.
	7.5	It will be the Bidder's responsibility to personally see the result of e- Auction by seeing and downloading the **"Complete Auction"** from the website immediately after closure of e-Auction which will be displayed after login from the date of Closure of e-Auction (excluding the date of closure of e-Auction). After completion of e-auction Intimation Letter will be issued by the Official Liquidator to the Highest Bidder once the highest bid or any other bid is accepted by the Official Liquidator or by the Hon'ble High Court of Punjab and Haryana at Chandigarh.
	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/Auction Tiger 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 Dashboard by clicking the 'Submit Bid' Button. First Bid will be accepted as Reserve Price + Increment Value= My Bid.
8	**Acceptance of the highest (H-1) bid:-**	
	8.1	Acceptance of the highest (H-1) bid by the Official Liquidator is subject to approval/ confirmation by the Hon'ble High Court of Chandigarh 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	25% of the bid amount (including EMD 10%) is required to be deposited with the Official Liquidator, Chandigarh by the successful bidder within 7 days from the date of acceptance of H-1 bid by the Official Liquidator, failing which the EMD shall be forfeited by the Official Liquidator.
	8.3	The Official Liquidator, High Court of Chandigarh shall submit a report along with the e-auction result before the Hon'ble High Court after conclusion of e-auction for approval of sale in favour of highest Bidder. The Hon'ble High Court of Punjab & Haryana 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 Court. Upon approval of highest bid, the highest Bidder will be informed about the same by Auction Tiger via Email
	8.4	Once the bid is accepted by the Official Liquidator or Hon'ble High Court as the case may be, Auction Tiger will transfer the amount of EMD to the account of the Official Liquidator, Chandigarh by RTGS/NEFT/demand draft/pay order/ Cheque in favour of "Official Liquidator attached to the Hon'ble High Court of Punjab and Haryana at Chandigarh payable at forthwith
	8.5	The entire due balance amount shall be deposited with Official Liquidator, Chandigarh, by the successful bidder within 60 days from the date of confirmation of H-1 bid by the Hon'ble High Court, Chandigarh **and/or within**

		such other period as may be directed by the Hon'ble Court, Chandigarh, failing which the Pre-Bid EMD/EMD shall be forfeited by the Seller.
	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:-**	
	9.1	The Seller reserves the right to forfeit any amount/money lying with Auction Tiger/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/Auction Tiger and payable to the said party against any other contract/transaction.
	9.2	The successful Bidder shall pay full and final bid amount, within the time prescribed in Schedule No. 2, failing which the EMD amount remitted will stand forfeited and will be credited to the Account of the Official Liquidator Chandigarh by Auction Tiger/ e-Procurement Technologies Limited.
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.
	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 & Whatever There is" basis.
11	**Submission of draft Sale Deed for approval:-**	
	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 4 months from the date of handing over of the possession of the property to the purchaser.
	11.2	The sale deed will be executed/done in favour of the purchaser after the sale is confirmed by the Hon'ble High Court in favour of the successful auction purchaser.
	11.3	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 of other dues and charges levied by any authority relating to transfer of property shall be borne by the purchaser
12	**Taxes & Levies etc**	
	12.1	Successful Bidder/purchaser shall be liable to pay all taxes & levies 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'ble High Court of Punjab and Haryana at Chandigarh may deem fit and proper.
	13.2	The Hon'ble High Court of Punjab and Haryana at Chandigarh may withdraw the sale and decline to accept any offer including the highest offer without assigning any reason thereof.
	13.3	No court other than the Hon'ble High Court of Punjab and Haryana at Chandigarh 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, contributory/ies 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 Court of Punjab and Haryana at Chandigarh before confirmation/acceptance of bid/sale. 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/AuctionTiger, 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.

SCHEDULENo.-2

Events of e-Auction:-

Sr. No	Events	Dates and descriptions	
1	Last date and time for Bidder's Online Request submission.	On or before 14.12.2026 till 4 PM.	
2	Inspection of the scheduled properties	As per Sale Notice/Schedule-1.	
3	Pre-Bid EMD / EMD	As specified in schedule 1.	
4	Opening Bid/Start price	Reserve Price given in Sale Notice/Schedule-1.	
5	Mode of Payment for EMD	EMD will be paid through NEFT/RTGS in below account .: Account Holder Name: e-Procurement Technologies Limited Account Number: 002405019408 Bank Name : ICICI Bank Ltd IFSC Code : ICIC0000024 Account Type : Current Account Branch Name : JMC House, Ahmedabad MICR Code : 380229002 **Remarks : EMD for OL, Chandigarh**	
6	Payment Schedule	25% of the bid amount (including EMD 10%) is required to be deposited with the Official Liquidator, Chandigarh by the successful bidder within 7 days from the date of acceptance of H-1 bid by the Official Liquidator, failing which the EMD shall be forfeited by the Official Liquidator.	
7	Mode of payments to OL, Chandigarh for Bid amount.	NEFT/RTGS/E-payment / Demand draft /pay order drawn in the favour of "Official Liquidator, High Court of Chandigarh payable at Chandigarh.	
8	Last date and time for online payment of EMD	As mentioned above	
9	Scheduled Date & time of opening and closing of e-Auction for each Lot	Opening at 15.12.2026 at 10.30 AM	Closing at 15.12.2026 at 5.00 PM
10	Minimum Bid Increment	1% of the Reserve Price	
11	Intimation to securing the position of the H-1 Bidder (highest bidder)	Immediately after completion of e- Auction on website by service provider i.e. e-Procurement Technologies Limited.	

12	Online Auction Processing Fee	Successful/ H1 bidder has to pay Rs.1200/- per auction + Applicable GST 18%, through the NEFT/ RTGS in account of e-Procurement Technologies Limited Account Holder Name: e-Procurement Technologies Limited Account Number:002405019408 Bank Name: ICICI Bank Ltd IFSC CODE:ICIC0000024 Account type: Current Account Branch Name: JMC House, Ahmedabad MICR Code:380229002
13	Full and final Payment of Bid amount by successful Bidder	Within 60 days from the date of confirmation of H-1 bid by the Hon'ble High Court, Chandigarh **and/or within such other period as may be directed by the Hon'ble Court, Chandigarh.**
14	Refund of EMD of unsuccessful Bidders	M/s e-Procurement Technologies Limited (Auction Tiger) shall refund the EMD of unsuccessful bidder within 3 working days upon receiving confirmation from the Official Liquidator, Chandigarh
15	Delivery of possession of the property.	Upon payment of full and final sale consideration.
16	Execution of sale deed/deed of assignment	within a maximum period of 4 months from the date of handing over of the possession of the property to the purchaser.
17	Contact person in the office of Official Liquidator for inspection of scheduled property/ies	Office of Official Liquidator, Chandigarh Phone No. Tel: 0172 2659875 (10.30 A.M. to 5.00 P.M.)
18	Contact No. in the office of AuctionTiger for any query regarding online registration or for bidding etc.,	*Support Team Contact No.: 9173528727/ 9265562818/ 9265562821/9374519754*

SCHEDULE No.-3

Seller's Details:

Seller's Name	OFFICIAL LIQUIDATOR ATTACHED TO THE HON'BLE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH
Location	Corporate Bhawan, Plot No. 4 B, 2nd Floor
Street	Sector 27-B, Madhya Marg
City	Chandigarh-160019
Country	INDIA
Telephone	0172-2659875
Fax	-
Email	ol.chandigarh@mca.gov.in
Web page	www.mca.gov.in highcourtchd.gov.in

PLACE: CHANDIGARH
DATED: 18/11/2026

(ANUPAM VASHISTA)
OFFICIAL LIQUIDATOR
Attached to Punjab and Haryana
High Court, Corporate Bhawan, 2nd Floor,
Plot No. 4 B, Sector 27 B, Chandigarh
Phone: 0172-2659875
E-mail: ol.chandigarh@mca.gov.in