E-AUCTION SALE NOTICE

HINDUSTHAN SMALL TOOLS PRIVATE LIMITED (IN LIQUIDATION)

CIN: U22219WB1955PTC022547)

Registered office: 30 Chowringhee Road, Kolkata, West Bengal - 700016

Sale of Corporate Debtor as a Going Concern by **HINDUSTHAN SMALL TOOLS PRIVATE LIMITED (In Liquidation)** forming part of Liquidation Estate under sec 35(f) of IBC 2016 read with Regulation 33 of Liquidation Process Regulations, offered by the **Liquidator appointed by the Hon'ble NCLT, Kolkata Bench vide order dated 08.07.2025 in I.A (IBC) No 942/KB/2025 IN C.P.(IBC)/1074/KB/2019 under The Insolvency and Bankruptcy Code, 2016 ("Code"). The Liquidation Process in respect of the Corporate Debtor was commenced vide order dated 19.12.2022 by the Hon'ble NCLT, Kolkata Bench in IA (IBC)/688(KB)/2022 IN C.P.(IBC)/1074/KB/2019.** The bidding shall take place through online e-auction service provider **E-BKray Listing and Auction Portal** at https://ibbi.baanknet.com/eauction-ibbi.

Particulars of Asset	Reserve Price (Amt. in INR.)	Initial Earnest Money Deposit (Amt. in INR.)	Incremental Value (Amt. in INR.)
OPTION A Sale of Corporate Debtor as a Going Concern in terms of clause (e) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. **Date and Time of Auction: 20th September 2025 (Saturday) at 12:15 P.M. to 01:15 P.M. (with unlimited extension of 5 minutes till 02:25 P.M.)**			
Sale of Corporate Debtor, Hindusthan Small Tools Private Limited, as a going concern in accordance with clause (e) of Regulation 32A of IBBI (Liquidation Process) Regulations, 2016 excluding Certain Assets as specified in E- auction Process Information Document.	**INR. 5,85,00,000/-**	**INR 58,50,000 /-**	**INR. 10,00,000 /-**
OPTION B Sale of Assets of the Corporate Debtor in standalone basis/set of assets collectively in terms of clause (a) & (c) of regulation 32 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. **Date and Time of Auction: 20th September 2025 (Saturday) at 02:30 P.M. to 03:30 P.M. (with unlimited extension of 5 minutes till 04:40 P.M.)**			
LOT 1 "Part of **Ground Floor** having super built up area of **11,084 square feet** more or less of Block A & B situated at **1458 Garia Main Road,** Ward No. 29, District – South 24 Parganas, **Kolkata,** West Bengal."	**INR. 1,41,52,000 /-**	**INR. 14,15,200/-**	**INR. 100,000 /-**
LOT 2 Entire First Floor having super built up area of **13,565 square feet** more or less of **Block A & B** situated at **1458 Garia Main Road,** Ward No. 29, District – South 24 Parganas, **Kolkata,** West Bengal	**INR. 1,71,00,000 /-**	**INR 17,10,000 /-**	**INR. 1,00,000 /-**
LOT 3 All that **First – Floor** measuring **2386 square feet** more or less built- up area in **Block D** situated at **1458 Garia Main Road,** Ward No. 29, District – South 24 Parganas, **Kolkata**, West Bengal	**INR. 37,98,000/-**	**INR. 3,79,800/-**	**INR. 1,00,000/-**
LOT 4 Entire **Second Floor** measuring **5123 square** feet more or less build – up area in **Block D** situated at **1458 Garia Main Road,** Ward No. 29, District- South 24 Parganas, **Kolkata**, West Bengal	**INR. 78,49,000/-**	**INR. 7,84,900/-**	**INR. 1,00,000/-**
LOT 5 Entire **Third Floor** measuring **5123 square feet** more or less build – up area in Block D Situated at **1458 Garia Main Road,** Ward No. 29, District – South 24 Parganas, **Kolkata**, West Bengal	**INR. 78,49,000/-**	**INR. 7,84,900/-**	**INR. 1,00,000/-**
LOT 6			

vibhanshu.jain@... 9920045671

Parganas, **Kolkata**, West Bengal			
LOT 6 Entire Fourth Floor measuring 5123 square feet more or less built-up area in Block D situated at 1458 Garia Main Road, Ward No. 29, District-South 24 Parganas, Kolkata, West Bengal	**INR. 77,52,000/-**	**INR. 7,75,200/-**	**INR. 1,00,000/-**

Important Notes:

1. Bidding in both the options shall be allowed on submission of EMD for each Option/Lot.
2. If there are Bidder(s) under Option A, then H1 bidder under Option A shall be declared as the successful bidder and E-auction under Option B shall automatically stand cancelled/withdrawn. Else the Highest bidders in respective lots under Option B shall be declared as the successful bidders.
3. The sale shall be on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER IT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS"** and as such, the sale shall be without any kind of warranties and indemnities.
4. As per records available, the properties of Lot-2 to Lot-6 are given on lease to HHP Hospital Pvt Ltd (Formerly known as Hindusthan Health Point Pvt Ltd) on a long term basis vide lease deed dated 02.03.2010 for a period of 55 years.
5. The present Sale Notice must be read along with the E-Auction Process Documents wherein details of the process and timelines for submission of eligibility documents, access to VDR, site visit, due diligence etc. are outlined. The said E-Auction Process Document will be available on the website of e-auction service provider **E-BKray Listing and Auction Portal** website: https://ibbi.baanknet.com/eauction-ibbi from September 02nd, 2025.
6. Interested bidders shall participate after **mandatorily** reading and agreeing to the relevant terms and conditions as prescribed in the E-Auction Process Document and accordingly, submit their expression of interest by **17-09-2025** in the manner prescribed in the E-Auction Process Document. **Further, Last date for inspection, submission of EMD is 17-09-2025.**
7. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel/ modify/ terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
8. As per proviso to sub-clause (f) of clause (1) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).
9. As per Regulation 31A(1)(h) of IBBI (Liquidation Process) Regulations, 2016, Schedule I Clause 1(12), on the closure of the auction, the highest bidder shall be invited to provide balance sale consideration within ninety days from the date of demand. Provided that any payment made beyond thirty days shall attract interest @12%pa upto ninety days. Provided that any further extension beyond ninety days shall be at the sole discretion of the SCC/ Liquidator and such payment beyond ninety days shall be subject to interest rate as may be decided and considered by the SCC or the Liquidator. However, the Liquidator/ SCC shall not be under any obligation to extend the timeline beyond ninety days.
10. 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.
11. For any queries kindly contact at the Correspondence Address being Suit **1B. 1st Floor, 22/28A, Manoharpukur Road, Deshopriya Park, Kolkata – 700029** . or mail at Project specific email id : cirp.hstpl@gmail.com

Date and Place: September 02nd, 2025, Kolkata

Sd/-
IP Anup Kumar Singh
IBBI/IPA-001/IP-P00153/2017-18/10322
Liquidator of Hindusthan Small Tools Private Limited
Reg. Address: Suit 1B. 1st Floor, 22/28A, Manoharpukur Road, Deshopriya Park, Kolkata – 700029
Reg. email id: anup_singh@stellarinsolvency.com