IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

OLR NO. 45 OF 2024/SEC-III/2024.
IN
COMPANY PETITION NO. 926 OF 2014

In the matter of Companies Act, I of 1956.
And
In the matter of Core Education & Technologies Ltd., (In Liqn.)

NOTICE FOR SALE OF MOVABLE & IMMOVABLE BY THE OFFICIAL LIQUIDATOR, HIGH COURT, BOMBAY AS LIQUIDATOR OF CORE EDUCATION & TECHNOLOGIES LTD, (IN LION.) THROUGH E-AUCTION :

1. Pursuant to the order dated 03.05.2024, passed by the Hon'ble High Court, Bombay in OLR NO. 45 of 2024, offers / bids are invited from the intending purchasers to purchase the following **Movable and Immovable Lot-I to Lot-V** separately (i.e. each lot of the property individually) owned by Core Education & Technologies Ltd. (In Liqn.), whose details are mentioned below. The sale is on **"as is where is and whatever there is basis"** and as per inventory by inviting competitive bids through E-Auction to be conducted by ***selling agent*** namely M/s. Railtel Corporation of India limited a Miniratna Central Government (PSU) under Ministry of Railway, Government of India on its website : https://olauction.enivida.com and may also take help from the contacts : Ashutosh Kumar-9355030621, Amrendra Kumar-8448288980 & Sitesh Ranjan-8448288992. The intending purchasers have to register themselves on the portal on or before the last date of submission of online Earnest Monet Deposit. The sale is subject to confirmation by the Hon'ble High Court, Bombay (Through e-auction). The details of Moveable and Immoveable as below :-

Description of the Property	Area	RP ₹	EMD ₹	Inspection Date	Last date submission of EMD	E-auction date & time
Lot-I Immovable Property Block No. 1-4, Ground Floor, Bldg. No. 4, Sector III, Millennium Business Park, Mahape, Navi Mumbai-400710 and; **Movable Property** Block No. 1-4, Gr Floor, Bldg. No. 4, Sector III, Millennium Business Park, Mahape, Navi Mumbai-400710.	Built Up Area : 7,495.20 Sq.Ft.	8,50,00,000	8,50,000	03.06.24 between 11.00 AM to 4.00 PM	20.06.24 upto 06.00 PM	27.06.24 Between 11.00 AM to 12.00 Noon
Lot-II Immovable Property Immovable property situated at Block No. 5-8 (Unit No. 5 to 8), Gr Floor, Bldg. No. 4, Sector III, Millennium Business Park, Mahape, Navi Mumbai-400710 and **Movable Property** Block No. 5-8, Gr Floor, Bldg. No. 4, Sector III, Millennium Business Park, Mahape, Navi Mumbai-400710	Built Up Area : 7,495.20 Sq.Ft.	8,50,00,000	8,50,000	03.06.24 between 11.00 AM to 4.00 PM	20.06.24 upto 06.00 PM	27.06.24 Between 12.30 PM to 1.30 PM
Lot-III Immovable Property 3rd Floor, United Infotech Park, Plot No. R-797, CKC, TTC Industrial Area, MIDC, Village-Savli, Dist : Thane-400701.	Built Up Area (as per Approved Plan) : 23,360.88 Sq.Ft.	17,00,00,000	15,00,000	03.06.24 between 11.00 AM to 4.00 PM	20.06.24 upto 06.00 PM	27.06.24 Between 2.00 PM to 3.00 PM
Lot-IV Immovable Property 4th Floor, United Infotech Park, Plot No. R-797, CKC, TTC Industrial Area, MIDC, Village-Savli, Dist : Thane-400701	Built Up Area (as per Approved Plan) : 23,360.88 Sq.Ft.	17,00,00,000	15,00,000	03.06.24 between 11.00AM to 4.00 PM	20.06.24 upto 06.00 PM	27.06.24 Between 3.30 PM to 4.30 PM
Lot-V Movable Property **One Vehicle being INNOVA** The vehicle bearing registration No. MH-43-R-8857 and parked on the Ground Floor of Global Delivery Centre, Unit No. 403, Non-AC Unit, Multi Storied Building (SEEPZ), Andheri E, Mumbai.		1,50,000	NIL	03.06.24 between 11.00AM to 4.00 PM	20.06.24 upto 06.00 PM	27.06.24 Between 5.00 PM to 6.00 PM

vibrantauction.com 9920469271

Lot No.I to Lot No.V respectively.

3. The offer of **H1** [Highest Bidder] will be placed before the Hon'ble High Court, Bombay for confirmation through the Official Liquidator's Report.

4. The Sale of said Movable and Immoveable Assets will be conducted as per the terms and conditions of sale.

5. The Sale Notice and Terms and Conditions of Sale will be made available on the websites of the Hon'ble High Court, Bombay at www.bombayhighcourt.nic.in, Ministry of Corporate Affairs at www.mca.gov.in and on the website of RailTel Corporation of India Limited at https://olauction.enivida.com

6. The fee structure of **E-Auction** to be conducted by ***selling agent*** namely M/s. Railtel Corporation of India limited a Miniratna Central Government (PSU) under Ministry of Railway. Government of India, is hereunder:

i. OL Office and Ministry will not pay for the services rendered by the empanelled agencies in the case of successful auction.
ii. For sale price upto ₹ 1 Lakh, the empanelled agency will charge 10% of the bid from successful bidder.
iii. A fixed amount of ₹ 20,000/- will be charged by empanelled agency from successful bidder for sale-price up to ₹ 20 Lakhs.
iv. A fixed amount of ₹ 25,000/- will be charged by empanelled agency from successful bidder for sale price above ₹ 20 Lakhs but less than ₹ 50 Lakhs.
v. A fixed amount of ₹ 30,000/- will be charged by empanelled agency from successful bidder for sale price above ₹ 50 Lakhs.
vi. In the case of unsuccessful auction (for reasons not attributed to empanelled agencies), OL shall reimburse the operational cost to empanelled ageney which shall not be more than ₹ 10,000/- for every three lots.
vii. Any liabilities/dues/taxes/cess incurred on the property being sold will have to be cleared by the prospective bidder.
viii. The Offer price shall be exclusive of taxes such as Tax Collected at Source (TCS), Tax Deducted at Source (TDS) etc. and offer price would be net amount.
ix. The Rule of Caveat Emptor shall be applicable.

Dated this 17th day of May 2024

Sd/-
(CHANDAN KUMAR)
Official liquidator
High Court, Bombay
5th Floor, Bank of India Building,
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