

SALE NOTICE

CONROS STEELS PRIVATE LIMITED

(In Liquidation)

Regd. Off.: 44A Dheeraj Heritage, Second Floor, S V Road, Santacruz (W) Mumbai MH 400054 IN.

Liquidator: Santanu T. Ray

Liquidator's Address: 1343, Regus, Level 13, Platinum, Techno Park, Plot no 17-18, Sector 30A,
Vashi, Navi Mumbai, Maharashtra, 400705.

Email ID: conros.steels@aaainsolvency.com ; santanutr@aaainsolvency.com | Contact No.: (011) 4666 4600

Mobile No.: +91 99999 95139 (Mr. Puneet Sachdeva)

E-Auction

Sale of Assets under the Insolvency and Bankruptcy Code, 2016

Date and Time of E-Auction: 24th January, 2019 at 03:00 PM to 05:00 PM IST

(with unlimited extension of 5 minutes each)

Sale of Assets and Properties owned by **Conros Steels Private Limited (in Liquidation)** forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Mumbai Bench *vide* order dated 21st August, 2018. The Sale will be done by the undersigned through the E-Auction platform: <https://aaa.auctiontiger.net>

Asset	Block	Reserve Price	EMD Amount
Unit-1 : Land and Building situated at Plot bearing Survey No. 12, 26, 27, 28 and 29, Village Vanavathe, Ajiwali Phata, Khopoli-Pen Road, Khalapur, Raigad – 410 203	Block 1	Rs. 25.38 Crore	Rs. 2.54 Crore
Unit-1 Plant & Machinery installed at Plot bearing Survey No. 12, 26, 27, 28 and 29, Village Vanavathe, Ajiwali Phata, Khopoli-Pen Road, Khalapur, Raigad – 410 203	Block 2	Rs. 5.62 Crore	Rs. 56.22 Lakh
Unit 1: Land, Building and Plant & Machinery at Plot bearing Survey No. 12, 26, 27, 28 and 29, Village Vanavathe, Ajiwali Phata, Khopoli-Pen Road, Khalapur, Raigad – 410 203	Block 3	Rs. 31 Crore	Rs. 3.1 Crore
Unit 2: Office Premise situated at Nos. 42, 43, 44 & 44A, 2nd Floor, A Wing, Sale Building no. 2A1, Dheeraj Heritage, Daulat Nagar, S.V.Road, Santacruz(W), Mumbai– 400 054.	Block 4	Rs. 4.05 Crore	Rs. 40.5 Lakh

Terms and Condition of the E-Auction are as under:

- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" through approved service provider, M/s. e-Procurement Technologies Limited (Auction Tiger).
- This Sale Notice shall be read in conjunction with the Complete E-Auction Process Document containing details of the Assets, online E-Auction Bid Form, Declaration and Undertaking Form, General Terms and Conditions of the E-Auction Sale which are available on the website: <https://aaa.auctiontiger.net> and www.insolvencyandbankruptcy.in. Contact: Mr. Kushal Kothari at +91 89806 90773; +91 63518 96834; 079 68135416/417; Email ID: kushal@auctiontiger.net; rikin@auctiontiger.net; support@auctiontiger.net. (On visiting <https://aaa.auctiontiger.net>, interested bidders will have to search for the Company by using either of the two options: (i) Company's Name (Conros Steels Private Limited), or (ii) State and Type of Property)
- The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of properties, local tax dues, electricity and water charges, maintenance charges, if any and inspect the properties at their own expenses and satisfy themselves. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment, by contacting **Mr. Puneet Sachdeva: +91 99999 95139**.
- The intending bidders are required to deposit Earnest Money Deposit (EMD) amount either through NEFT/RTGS in the Account of "**CONROS STEELS PRIVATE LIMITED IN LIQUIDATION**", Account No.: **50200034460444**, HDFC Bank, Branch: Plot No. 82, Sector 17, Vashi, Navi Mumbai-400703, IFSC Code: HDFC0000540, or through DD drawn on any Scheduled Bank in the name of **CONROS STEELS PRIVATE LIMITED IN LIQUIDATION**.
- The intending bidders should submit the evidence for EMD Deposit or Bank Guarantee and Request Letter for participation in the E-Auction along with self-attested copy of (1) Proof of Identity; (2) Current Address Proof; (3) PAN Card; (4) Valid e-mail ID; (5) Landline and Mobile Number; (6) Affidavit and Undertaking, as per Annexure I; (7) Bid Application Form as per Annexure II; (8) Declaration by Bidder as per Annexure III. The formats of these Annexures can be

taken from the Complete E-Auction Process Document. **These documents should reach the office of the Liquidator physically or by Email, at the address given below before 05:00 PM on 21st January 2019. Interested bidders will also have to upload their KYC documents along with the EMD submission details on <https://aaa.auctiontiger.net> before 05:00 PM on 21st January 2019.**

6. The Names of the Eligible Bidders will be identified by the Liquidator to participate in E-Auction on the portal <https://aaa.auctiontiger.net>. The E-Auction Service Provider (Auction Tiger) will provide User ID and Password by Email to the Eligible Bidders.
7. **The Eligible Bidders, participating in the E-Auction, will have to Bid for at least the Reserve Price and increase their Bid by a minimum incremental amount of Rs. 5 Lakh for Block 1, Rs. 2 Lakh for Block 2, Rs. 7 Lakh for Block 3 and Rs. 2 Lakh for Block 4.**
8. The Liquidator reserves the right to give priority to bids received for the consolidated block of Land and building and Plant & Machinery i.e. Block-3 over the bids received for separate block of Land and Building i.e. Block-1 and for separate Block of Plant & Machinery i.e. Block 2.
9. In case a bid is placed in the last 5 minutes of the closing time of the E-Auction, the closing time will automatically get extended for 5 minutes with unlimited extension. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of E-Auction shall be declared as the Successful Bidder and a communication to that effect will be issued through electronic mode by the E-Auction Service Provider, which shall be subject to approval by the Liquidator.
10. The EMD of the Successful Bidder shall be retained towards part of the sale consideration and the EMD of unsuccessful bidders shall be refunded. **The EMD shall not bear any interest.** The Liquidator will issue a Letter of Intent (LOI) to the Successful Bidder and the Successful Bidder shall have to deposit the balance amount (Successful Bid Amount *minus* EMD Amount) within 7 days of issuance of the LOI by the Liquidator. Default in depositing the balance amount by the Successful Bidder within the time limit as mentioned in the LOI would entail forfeiture of the entire amount deposited (EMD *plus* Any Other Amount) by the Successful Bidder.
11. The Successful Bidder shall bear the applicable stamp duties/transfer charges, mutation, fees etc. and all the minor dues of land development agencies, local and municipal taxes, assessment charges, etc. in respect of the properties put on E-Auction.
12. After payment of the entire sale consideration, the Sale Certificate/Agreement will be issued in the name of the Successful Bidder only and will not be issued in any other name.
13. The Liquidator has absolute right to accept or reject any or all bids or adjourn/postpone/cancel the E-Auction or withdraw any property or portion thereof from the E-Auction at any stage without assigning any reason thereof.
14. The Sale shall be subject to the provisions of the Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder.

Santanu T. Ray

Liquidator

Conros Steels Private Limited

IBBI Regn. No.: IBBI/IPA-002/IP-N00360/2017-2018/11055

Address: 1343, Regus, Level 13, Platinum, Techno Park, Plot no 17-18,
Sector 30A, Vashi, Navi Mumbai, Maharashtra, 400705.

Date: 11/01/2019

Place: Mumbai

Email ID: conros.steels@aaainsolvency.com; santanutray@aaainsolvency.com

Contact No.: 011 4666 4600; +91 99999 95139 (Mr. Puneet Sachdeva)