

LOHA ISPAT LIMITED

(In Liquidation)

S.No 2/4/5 & OTH Village-Ransai Taluka Khalapur, Raigarh Maharashtra- 410203

Liquidator: Anil Goel

Liquidator Address: E-10A, Kailash Colony, Greater Kailash – I, New Delhi -110048

Email: lohaispat@aaainsolvency.com, anilgoel@aaainsolvency.com

Contact No.-011-46664600, Mr. Puneet Sachdeva: +91-9999995139

E-Auction

Sale of Assets under Insolvency and Bankruptcy Code, 2016

Date and Time of Auction:

19/12/2018 from 03:00 PM to 05:00 PM

(With unlimited extension of 5 minutes each)

Sale Notice

Sale of Assets and Properties owned by **Loha Ispat Limited (in Liquidation)** forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Mumbai vide order dated April 26, 2018 (which was communicated only on June 26, 2018). The sale will be done by the undersigned through the e-auction platform <https://aaa.auctiontiger.net>.

ASSET	BLOCK	RESERVE PRICE	EARNEST MONEY AMOUNT
Land and Building Situating at Plot No. A-79, MIDC, Taloja Industrial Estate, Village Pendhar, Taluka Panvel, District Raigad.	Block-1	Rs.1.46 Crore	Rs. 15 Lakh
Land and Building Situating at Plot No. A-69, MIDC, Taloja Industrial Estate, Village Pendhar, Taluka Panvel, District Raigad	Block-2	Rs.1.40 Crore	Rs. 14 Lakh
Land and Building Situating at S. No. 2 (H. No.1, 2, 4, 4/A, 5 & 6), S. No. 4 (H. No.1, 2), S No.5 (H. No. 1/A, 1/B, 1/C/2, 2, 3,4), S.No. 6 (H. No. 2, 3), S. No. 7 (H. No. 1/A/1, 1/A/2, 1/A/3, 1/B, 1/C, 1D, 2 & 3), S. No. 96,at Village Ransai, Khopoli, Taluka Khalapur, District Raigad	Block-3	Rs.34.93 Crore	Rs. 3.50 Crore
Plant & Machinery Situating at Plot No. A-79, MIDC, Taloja Industrial Estate, Village Pendhar, Taluka Panvel, District Raigad	Block-4	Rs. 2.10 Crore	Rs. 21 Lakh

Plant & Machinery Situating at Plot No. A-69, MIDC, Taloja Industrial Estate, Village Pendhar, Taluka Panvel, District Raigad	Block-5	Rs.4.16 Crore	Rs. 41 Lakh
Plant & Machinery Situating at S. No. 2 (H. No.1, 2, 4, 4/A, 5 & 6), S. No. 4 (H. No.1, 2), S No.5 (H. No. 1/A, 1/B, 1/C/2, 2, 3,4), S.No. 6 (H. No. 2, 3), S. No. 7 (H. No. 1/A/1, 1/A/2, 1/A/3, 1/B, 1/C, 1D, 2 & 3), S. No. 96,at Village Ransai, Khopoli, Taluka Khalapur, District Raigad	Block-6	Rs.45.50 Crore	Rs. 4.50 Crore
Land, Building and Plant & Machinery Situating Plot No. A-79, MIDC, Taloja Industrial Estate, Village Pendhar, Taluka Panvel, District Raigad.	Block-7	Rs. 3.56 Crore	Rs.35 Lakh
Land, Building and Plant & Machinery Situating at Plot No. A-69, MIDC, Taloja Industrial Estate, Village Pendhar, Taluka Panvel, District Raigad	Block-8	Rs.5.56 Crore	Rs. 55 Lakh
Land, Building and Plant & Machinery Situating at S. No. 2 (H. No.1, 2, 4, 4/A, 5 & 6), S. No. 4 (H. No.1, 2), S No.5 (H. No. 1/A, 1/B, 1/C/2, 2, 3,4), S.No. 6 (H. No. 2, 3), S. No. 7 (H. No. 1/A/1, 1/A/2, 1/A/3, 1/B, 1/C, 1D, 2 & 3), S. No. 96,at Village Ransai, Khopoli, Taluka Khalapur, District Raigad	Block 9	Rs.80.43 Crore	Rs.8 Crore

Terms and Condition of the E-auction are as under

1. 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).
2. 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 online auction sale are available on website <https://aaa.auctiontiger.net>. Contact: Mr. Kushal Kothari at **+91-6351896834** kushal@auctiontiger.net / rikin@auctiontiger.net
(On going to the link <https://aaa.auctiontiger.net>, interested bidders will have to search for the mentioned company by using either one of the two options, (i) Company's name (Loha Ispat Limited), or by, (ii) State and property type).
3. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves. The properties mentioned above can be inspected by the prospective bidders at the site with prior appointment, contacting **Mr. Puneet Sachdeva: +91-9999995139**
4. The intending bidders are required to deposit Earnest Money Deposit (EMD) amount either

through DD/NEFT/RTGS in the Account of “**Loha Ispat Limited- in Liquidation**”, Account No.: **9812794985**, **Kotak Mahindra Bank**, Branch: S-214, Ground Floor and Basement, Panchsheel Park, New Delhi-110017, **IFSC Code – KKBK0004611**, drawn on any Scheduled Bank or give a Bank Guarantee for the EMD Amount as per Format A or Format B as given in the Complete E-Auction process document.

5. The intending bidder 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 Identification (2) Current Address-Proof (3) PAN card (4) Valid e-mail ID (5) Landline and Mobile Phone number (6) Affidavit and Undertaking, as per Annexure 1 (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 or by E-mail, at the address given below **before 18/12/2018**. Interested bidders will have to upload their KYC documents along with the EMD submission details on <https://aaa.auctiontiger.net> **before 18/12/2018**,
6. The Name 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 eligible bidders.
7. 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 closure of e-Auction process shall be declared as the Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Liquidator.
8. The EMD of the Successful Bidder shall be retained towards part 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 – EMD Amount) within 15 days on issuance of the LOI by the Liquidator. Default in deposit of 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 + Any Other Amount) by the Successful Bidder.
9. The Successful Bidder shall bear the applicable stamp duties/transfer charge, fees etc. and all the statutory / non- statutory dues, taxes, rates, assessment charges, fees etc. in respect of the property put on auction.
10. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding at any stage without assigning any reason thereof.
11. The sale certificate/agreement will be issued in the name of the successful bidder only and will not be issued in any other name.
12. The sale shall be subject to provisions of Insolvency and bankruptcy code 2016 and regulations made thereunder.
13. **E- auction date & Time: 19/12/2018 from 03:00 PM to 05:00 PM. (with unlimited extension of 5min)**
14. 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. 2 Lakh for Block 1, Rs. 2 Lakh for Block 2, Rs. 40 Lakh for Block 3, Rs. 2 Lakh for Block 4, Rs. 4 Lakhs for Block 5, Rs.50 Lakh for Block 6, Rs. 4 Lakh for Block 7, Rs. 6 Lakhs for Block 8, Rs.80 Lakhs for Block 9 or in multiples of these amounts

Anil Goel

Date:11/12/2018

Liquidator

IBBI Reg. No: IBBI/IPA-001/IP-P00118/2017-18/10253

Place: New Delhi

Address: E-10A, Kailash Colony, Greater Kailash – I, New Delhi -110048

Email: lohaispat@aaainsolvency.com, anilgoel@aaainsolvency.com

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