

SALE NOTICE

<p><u>RAGHAV SAREES PRIVATE LIMITED</u> (In Liquidation) Regd. Off.: 391, BLOCK'G' NEW ALIPORE KOLKATA WB 700053 Liquidator: SRIRAM MITTAL Correspondence Address: Mousumi Apartments, Ground Floor, 15B, Ballygunge Circular Road, Kolkata- 700019. Email Id: raghav.cirp.2022@gmail.com sriramittal.ey@gmail.com; Assetsale2@aaainsolvency.in Mobile No.: +91 8800865284 (Mr. Mohd. Wasim)</p>
<p>E-Auction <u>Sale of Assets under Insolvency and Bankruptcy Code, 2016</u> Date and Time of E-Auction: 13th February 2024 at 3.00 pm to 5.00 pm (With unlimited extension of 5 minutes each) Last date of submission of EMD: 11th February 2024 upto 3:00 PM Last date for Submission of Eligibility Documents by prospective bidder: 23rd January 2024</p>

Sale of Assets and Properties owned by **Raghav Sarees Private Ltd (in Liquidation)[U93000WB2009PTC132421]** forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Kolkata Bench vide order dated 2nd August 2023. The Sale will be done by the undersigned through the e-Auction platform: <https://nbid.nesl.co.in/app/login>.

Asset	Block	Reserve Price	EMD Amount
<p>Lot No. 1: Company - Land & Building Leasehold Module No. C- 205, 1st Floor, South West side standard design factory – C/III (SDF), Project Name- Paridhan Garment Park, Premises No. 19, PS- Belighata, Ward No. 57, Kolkata – 700015 <i>P.S. Detailed asset particulars are listed in the E-Auction Process Document</i></p>	1	INR.1,50,00,000	INR.15,00,000

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 i.e. NeSL (National E-Governance Services Ltd.)
- 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://nesl.co.in/auction-notices-under-ibc/> and www.insolvencyandbankruptcy.in. Contact: Mr. Araventhana at +91-9384676709, araventhase@nesl.co.in (On going to the link <https://nesl.co.in/auction-notices-under-ibc/> interested bidders will have to search for the Company by using either of the two options :(i) Company's Name (Raghav Sarees 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 +91 8800865284 (Mr. Mohd. Wasim). Email ID: Assetsale2@aaainsolvency.in
- That WBIDC vide their letter dated 03.11.2023 has terminated the sub-lease deed against the aforementioned property between WBIDC and Raghav Sarees Private Limited dated 12.08.2011. Further WBIDC has also filed an application before the Hon'ble NCLT, Kolkata Bench, for vacation of the premises. The Liquidator has also filed an application challenging the same, and the matter is currently pending adjudication.
- The intending bidders are required to deposit Earnest Money Deposit (EMD) amount either through NEFT/RTGS in the Account of "Liquidation of A/c Raghav Sarees Pvt Ltd", Account No.: 50200085871531, HDFC Bank, Ground Floor, premises no. 62, 16, Ballygunge circular road, Kolkata-19, IFSC Code: HDFC0007416 or through DD drawn on any

Scheduled Bank in the name of "Liquidation of A/c Raghav Sarees Pvt Ltd".

6. The intending bidders should submit the evidence for EMD Deposit 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 or before 23rd January 2024.**
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 INR.1.00 Lakh for Block 1.**
8. 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 30 days of issuance of the LOI by the Liquidator, terms of which is further detailed in the e-Auction Process Information Document. Default in depositing the balance amount by the Successful Bidder within the time limit as mentioned in the e-Auction Process Information Document & LOI would entail forfeiture of the entire amount deposited (EMD *plus* Any Other Amount) by the Successful Bidder.
9. The Successful Bidder shall bear the applicable stamp duties/transfer charges, mutation, fees etc. and all the minor/major dues of land development agencies, local and municipal taxes, assessment charges, etc. in respect of the properties put one-Auction.
10. After payment of the entire sale consideration, the Sale Certificate will be issued in the name of the Successful Bidder only and will not be issued in any other name.
11. 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.
12. The Sale shall be subject to the provisions of the Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder.

Date: 9th January 2024
Place: Kolkata

Sriram Mittal
Liquidator – Raghav Sarees Private Limited
IBBI Regn. No.: IBBI/IPA-001/IP-P02276//2021-2022/13677
AA1/13677/02/300524/105783 valid till- 30/05/2023
email – [sriramittal.ey@gmail.com](mailto:srirammittal.ey@gmail.com)