

SALE NOTICE

M/s. SURYABALAJI STEELS PRIVATE LIMITED
(In Liquidation)

Reg.off.: "A" GROUND FLOOR, ALAMU MANOR, ALAMU NAGAR SATHY ROAD,
GANDHIPURAM COIMBATORE 641012

Liquidator: **MATHUR SABHAPATHY VISWANATHAN**

Liquidator Address: 15/35 Musafar Jung Bahadur Street, Triplicane, Chennai 600 005

Email: msv8200@gmail.com

Contact No. 9884085514

E- Auction Sale Notice for Sale of Assets under
Insolvency and Bankruptcy Code, 2016

Date and Time of Auction :**26.11.2021**

LOT 1: at 12.00 pm to 1.00 pm.

LOT 2 : at 1.00 pm to 2.00 pm

LOT 3 : at 2.00 pm to 3.00 pm

LOT 4 : at 3.00 pm to 4.00 pm

(With unlimited extension of 5 minutes each)

Notice is hereby given to the public in general for sale of assets and properties owned by **M/s.** Suryabalaji Steels Private Limited (In Liquidation) forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Chennai bench vide order dated 29th May 2018 . The sale will be done by the undersigned through the e-auction platform <https://ncltauction.auctiontiger.net>

ASSETS					
LOT : 1					
LOT : 1 - Lease Hold Land, Steel Structures with AC Sheet Roofing & R.C.C Buildings					
Reserve Price - Rs. 1,65,40,847 ./-	Earnest Money Amount Rs. 16,54,084/-				
Asset No.1: : Lease hold land includes all around Compound Wall with different heights & Barbed wire fencing in one side & Entrance gate in SIPCOT and buildings inclusive of entire shed and other amenities owned by M/s. Suryabalaji Steels Private Limited (in Liquidation) situated at Plot No. 7A, SIPCOT Industrial Estate, Thiruvengaivasal Village, Illuppur Taluk, Pudukottai District, at survey numbers 15 (part), 16 (part), 17(part) 20 (part) and 21(part), (Land : 9.08 acres approx.) as detailed below: <table> <tr> <th>S. No</th><th>Covered by Document No.</th></tr> <tr> <td>1.</td><td> 91/2008 In resurvey numbers 15 (part), 16 (part), 17(part) 20 (part) and 21(part),, in this, an extent of 9.08 acres and there about situated within the following boundaries. North by Plot No.6A South by Private Land and East by 18 Metre Road and West by Private Road Liner Measurements East to West on the Northern Side 270 Meteres East to West on the Southern Side 348.2 Meters North to South on the Western Side 42.20 Meters North to South on the Eastern Side 186.00 Meters </td></tr> </table>		S. No	Covered by Document No.	1.	91/2008 In resurvey numbers 15 (part), 16 (part), 17(part) 20 (part) and 21(part),, in this, an extent of 9.08 acres and there about situated within the following boundaries. North by Plot No.6A South by Private Land and East by 18 Metre Road and West by Private Road Liner Measurements East to West on the Northern Side 270 Meteres East to West on the Southern Side 348.2 Meters North to South on the Western Side 42.20 Meters North to South on the Eastern Side 186.00 Meters
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Asset 2 : Steel Structures with ACC Sheet Roofing : Steel Structures with ACC Sheet Roofing includes Factory Building - A frame Structure - Damaged Shed (A.C. Sheet Roofing), Lean to Roof Structure - East direction (A.C. Sheet Roofing), Lean to Roof Structure - West direction - (A.C. Sheet Roofing), Canteen A.C. Sheet Roofing (F.F.Building), Refractory Storage A.C. Sheet Roofing, Genset /Compressor/Workshop (A.C. Sheet Roofing, and Security Shed G.L. Sheet					
Asset 3: R.C.C Buildings : R.C.C Buildings includes Security Room (R.C.C. Roof Area), Sump Below Security Room(In Litres), Workers Room (R.C.C. Roof Area), Furnace - A (R.C.C.Roof Area), Furnace Bed, Engineering Store (R.C.C. Roof Area), Laboratory R.C.C. Roof Area (G.F.Building) , Pump House, Water Tank R.C.C (O.H.T) Ltrs. (approximate), Water Tank @ Ground level below O.H.T. Ltrs. (approximate), Toilet (R.C.C. Roof area), Abandoned Building (R.C.C.Roof Area), Quarters Building (R.C.C. Roof Area), Office Building (R.C.C. Roof Area), Portico in Office Building (R.C.C.Roof Area), Oil Sump, Sludge, ETP Tank, Cabbie & R.C.C. Trenches, EB Duct & Rain water Harvesting Masonry trenches & Land development, Road Facilities, Land scaping, Street Light facilities, Green Belt development & Other Amenities like Fire hyndrant Civil works.					

LOT :2	
LOT : 2 : Steel Structures with ACC Sheet Roofing	
Reserve Price - Rs.61,65,560 /-	Earnest Money Amount Rs. 6,16,556 -/
Steel Structures with ACC Sheet Roofing includes Factory Building - A frame Structure - Damaged Shed (A.C. Sheet Roofing),Lean to Roof Structure - East direction (A.C. Sheet Roofing),Lean to Roof Structure - West direction - (A.C. Sheet Roofing),Canteen A.C. Sheet Roofing (F.F.Building),Refractory Storage A.C. Sheet Roofing, Genset/Compressor/Workshop (A.C. Sheet Roofing, and Security Shed G.L. Sheet For more details please refer Annexure B in the Sale Process Memorandum	
LOT :3	
LOT : 3 : R.C.C Buildings	
Reserve Price - Rs. 60,28,097 /-	Earnest Money Amount Rs. 6,02,809 /-
R.C.C Buildings includes Security Room (R.C.C. Roof Area),Sump Below Security Room(In Liters), Workers Room (R.C.C. Roof Area),Furnace - A (R.C.C.Roof Area),Furnace Bed, Engineering Store (R.C.C. Roof Area), Laboratory R.C.C. Roof Area (G.F.Building) , Pump House, Water Tank R.C.C (O.H.T) Ltrs. (approximate),Water Tank @ Ground level below O.H.T. Ltrs. (approximate),Toilet (R.C.C. Roof area),Abandoned Building (R.C.C.Roof Area),Quarters Building (R.C.C. Roof Area),Office Building (R.C.C. Roof Area),Portico in Office Building (R.C.C.Roof Area),Oil Sump, Sludge, ETP Tank, Cable & R.C.C. Trenches, EB Duct & Rain water Harvesting Masonry trenches & Land development, Road Facilities, Land scaping, Street Light facilities, Green Belt development & Other Amenities like Fire hydrant Civil works. For more details please refer Annexure C in the Sale Process Memorandum	
LOT :4	
LOT : 4 : Lease Hold Lands with Compound Wall / barbed wire fencing.	
Reserve Price - Rs. 43,47,100 /-	Earnest Money Amount Rs. 4,34,100 /-
Lease hold lands include 9.08 acres of Lease hold land and all around Compound Wall with different heights / barbed wire fencing in one side & Entrance gate in SIPCOT owned by M/s.Suryabalaji Steels Private Limited (in Liquidation) situated Plot No. 7A, SIPCOT Industrial Estate, Thiruvengaivasal Village, Illuppur Taluk, Pudukottai District,at survey numbers 15 (part), 16 (part),17(part) 20 (part) and 21(part), as per documents mentioned in Lot 1. For more details please refer Annexure A in the Sale Process Memorandum.	

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 IS BASIS” as such sale is without any kind of warranties and indemnities through approved service provider M/s. e-Procurement Technologies Ltd. ([net](#)).
2. The auction comprises of 4 LOTS, wherein the entire lot of assets are being auctioned in LOT 1 (Lease Hold Lands, Steel Structures with ACC sheet Roofing & R.C.C. Buildings) and also individually auctioned as LOT 2 (Only Steel Structures with ACC sheet Roofing) , LOT 3 (Only R.C.C. Buildings) and LOT 4(Only Lease Hold Land) . The highest offer received for LOT 1 will be declared as successful bidder. The Liquidator reserves the right to choose in announcing the successful bidder for the LOT 1 based on the highest bid received in LOT1 and reserves the right to cancel the further auctions for LOT 2, LOT 3 and LOT 4. In the event of the unsuccessful bidding for the LOT 1, the Liquidator reserves the right to conduct the auctions for the LOT 2 and LOT 3, and choose the highest bidder in each lot as successful bidder for LOT 2 and LOT 3 respectively. Also in the event of the unsuccessful bidding for the LOT2 , and the LOT 3 the liquidator reserves the right to cancel the further auction of LOT 4.
3. The EMD shall be payable through DD/NEFT/RTGS in the account of **Suryabalaji Steels Private Limited in Liquidation account No.38228120943** Bank and Branch: State Bank of India – Vivekananda House – Chennai and IFSC Code: SBIN0003275.
4. Bids shall be submitted through online mode only in the format prescribed. The bid form can be downloaded from the websites of <https://ncltauction.auctiontiger.net> and <https://suryabalajisteels.co.in>.
5. Last date and time of submission of EMD & Tender documents is **4.00pm on 25/11/2021**.
6. The date and time of e-Auction is **26/11/2021** at LOT 1: 12.00 pm to 1.00 pm , LOT 2 : 1.00 pm to 2.00 pm , LOT 3 : 2.00 pm to 3.00 pm and LOT4 : 3.00pm to 4.00pm
7. If any offer is received within the last 5 minutes of closure time, the bidding time will be extended automatically by another 5 minutes and if no higher bid is received within in the extended 5 minutes, the auction will automatically get closed at the extended 5 minutes.
8. Bid incremental value is minimum of **Rs.1,00,000/-** for the **LOT 1** and **Rs.50,000 -/** for **LOT 2** and **LOT 3** and **Rs.25,000 -/** for **LOT 4** at every time increase in bid amount.
9. The intended bidder who have deposited EMD and require assistance in creating login id and password may contact the liquidator office on phone +91 9884085514 through email at msv8200@gmail.com or may also contact Mr.V.Manivannan on his phone +919664478000 or through email at manivannan1310@gmail.com . For any technical support, you can contact to Mr.Praveenkumar Thevar, 079612 00517.
10. The EMD amount of unsuccessful Bidders will be refunded within seven days of e-auction.
11. The bidder who submits highest offer (more than Reserve Price) on closure of online auction shall be declared successful bidder subject to approval by the Liquidator. The

Liquidator reserves his rights to reject or accept an offer for the property received without assigning any reasons whatsoever at any stage.

12. Upon confirmation of sale the purchaser shall deposit 25% of sale price (including EMD) immediately (within 48 hours on confirmation of the sale by the liquidator) and the balance sale consideration of 75% to be paid within 30 days of sale. If any balance sale consideration made after 30 days of the sale shall attract interest at the rate of 12% and if the balance sale consideration is not received within 90 days of sale, the Liquidator shall forfeit the entire amount already paid/ deposited by the purchaser. In case of default in payment, the property shall at the discretion of the Liquidator be sold to the 2nd highest bidder or resold and the defaulting purchaser shall not have any claim. Decision of the Liquidator will be final.
13. The highest bidder would bear the applicable GST, charges/ fees payable for conveyance such as ownership transfer, registration fee etc., as applicable under law. The Liquidator will not be responsible for any charge, lien under sale. The Liquidator has absolute right to accept or reject the bid or adjourn, postpone, extend the auction without assigning any reasons whatsoever. No objections will accrue to the Liquidator in such an event.
14. The property mentioned above can be inspected by the prospective bidders at the site with prior appointment contacting the Liquidator Mr. M.S.Viswanathan (+91 9884085514) or Mr.V.Manivannan (+919664478000)
15. Further inquiries, if any and/or terms and conditions for sale can be obtained from the Liquidator office at phone numbers mentioned above.
16. Terms and conditions, deadlines Timelines, notifications, updates and other details for participating in the electronic auction are provided in the Process Memorandum which is available on the website [https:// ncltauction.auctiontiger.net](https://ncltauction.auctiontiger.net) .
17. Any corrigendum/ addendum will be displayed only on website ie. <https://ncltauction.auctiontiger.net>