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 Musafer 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 :**27/06/2022** LOT 1: 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 & R.C.C Buildings: **Reserve Price - Rs. 72,00,000 ./-** **Earnest Money Amount Rs. 7,20,000/-**
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 R C C buildings 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:

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

For more details please refer **Annexure A** in the Sale Process Memorandum

Asset 2: 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,Cabble & 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.

For more details please refer **Annexure B** 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 only one lot and the highest offer received for will be declared successful. The Liquidator reserves the right in announcing the successful bidder based on the highest bid received. However, in case if the successful bidder is not remitting the sale consideration within the stipulated period, the second highest bidder will be declared as the successful bidder. Until such time the second highest bidder EMD will be kept with the liquidator which carries no interest.
3. The liquidator also reserves the right to cancel the e-auction process in the event of unforeseen events
4. Bidders are advised to go through all the terms and conditions of sale given in this E-Auction Process Document and also in the Notice of Sale before participating in the

online bidding/auction.

5. 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.
6. 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.
7. **Last date and time of submission of EMD & Tender documents** is **4.00pm on 24/06/2022.**
8. **The date and time of e-Auction is 27/06/2022 at LOT 1: 3.00 pm to 4.00 pm**.
9. If any offer is received within the last 5 minutes of closure time, the biding 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.
10. **Bid incremental value** is minimum of **Rs.1,00,000**/- for the LOT 1 at every time increase in bid amount.
11. The intending bidders should submit the evidence for EMD deposit like UTR number along with the Request Letter for participation in E-auction, self- attested copies of (i) Proof of identification (KYC) viz. Voter ID card/Driving License/Passport etc., (ii) Current Address-Proof for communication, (iii) PAN card of Bidder, (iv) Valid e-mail ID, (v) contact number (Mobile/Landline) of the bidder(6) Notarized Affidavit and Undertaking, as per Format C (7) Board Resolutions in case of company and Address Proof [Partners Resolution in case of Firms] (8) Bid Application Form as per Annexure I (9) Declaration by Bidder to office of the Liquidator on or before specified date, scanned copies of the original of these documents can also be submitted to e-mail ID of Liquidator.
12. The e-auction service provider (M/s auctiontiger.net) will provide User ID & Password after due verification of KYC of the Eligible Bidders.
13. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
14. The e-Auction/bidding of above company would be conducted exactly on the schedule Date & Time as mentioned in the sale notice by way of inter bidding amongst the bidders. The bidder shall improve their offer in multiple of amount mentioned under the column "Bid Incremental Value" against each property. In case 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. The Bidder who submits the highest bid amount (not below the Reserve Price) on closure of e- Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by Authorized Officer/Liquidator.
15. The intending Bidders should make their own Independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/rights/dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any

representation of the liquidator.

16. 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.
17. The Earnest Money without interest shall be returned to unsuccessful Qualified Bidder(s) within 7 (seven bank working) days of the date of closure of the E-Auction process or cancellation of the E-Auction process, except that the Liquidator may retain the Earnest Money of the next highest Qualified Bidder for up to 90 (Ninety bank working) days from the date of conclusion of the E-Auction (where a Successful Bidder has been identified) in order to consider that bid (at the discretion of the liquidator) in the event the original Successful Bidder is disqualified or fails to adhere to the terms of the Letter of Intent. However, the second successful bidder will be intimated in advance regarding further time required for the repayment of the EMD.
18. The Liquidator shall issue Letter of Intent to the successful bidder and the successful bidder after accepting the Letter of Intent shall have to deposit the balance of the sale price as per the schedule defined in E-Auction Process Document. Default in deposit of amount by the successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re-auction and the defaulting bidder shall have no claim/right in respect of property/amount.
19. The Liquidator is not bound to accept the highest offer and 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 proceedings at any stage without assigning any reason therefor.
20. The sale certificate will be issued in the name of purchaser(s)/ applicant(s) only and will not be issued in any other name(s).
21. The sale shall be subject to rules/conditions prescribed under the Insolvency & Bankruptcy Code, 2016 and provisions, rules and regulations there under.
22. 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.
23. Upon confirmation of sale the purchaser shall deposits 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.

24. 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.
25. 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)
26. Further inquiries, if any and/or terms and conditions for sale can be obtained from the Liquidator office at phone numbers mentioned above.
27. 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 .
28. Any corrigendum/ addendum will be displayed only on website ie. https://ncltauction.auctiontiger.net

M.S.Viswanathan

Liquidator- Suryabalaji Steels Private Limited