SALE NOTICE

Charbhuja Industries Private Limited (In Liquidation)

Liquidator: Mr. Anil Goel

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

Email: assetsale2@aaainsolvency.in, assetsale1@aaainsolvency.in
anilgoel@aaainsolvency.com

Contact .: (Mr. Puneet Sachdeva /Mr. Wasim) +91 8800865284

E-Auction

Sale of Assets under Insolvency and Bankruptcy Code, 2016

Date and Time of E-Auction: 18th, August 2022 at 3.00 pm to 5.00 pm

(With unlimited extension of 5 minutes each)

Last date of submission of EMD: 16th August, 2022

Sale of Assets and Properties owned by Charbhuja Industries Private Limited (in Liquidation) forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Mumbai vide order dated 02nd May, 2019 (communicated to the Liquidator on 08th May, 2019). The sale will be done by the undersigned through the e-auction platform https://aaa.auctiontiger.net.

Asset	Block	Reserve Price (Rs.)	EMD Amount (Rs.)	Incremental Value (Rs.)
Industrial Leasehold Land (MIDC) Plot No. J-19/2 located at Butibori Industrial Area, Village Mandwa, Taluka Hingna, District -Nagpur admeasuring 10,000 sq. meters.	A	1.41 Crores	14 Lacs	5 Lacs

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).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. Praveen Thevar at +91 97227 78828 Praveen.thevar@auctiontiger.net /support@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 (Charbhuja Industries Private Limited), or by, (ii) State and property type).*

2. 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 /Mr. Wasim (+91 8800865284).**

3. The intending bidders are required to deposit Earnest Money Deposit (EMD) amount either through DD/NEFT/RTGS in the Account of **"Charbhuja Industries Pvt. Ltd In Liq."**, **Account No**.: **50200040496220, HDFC Bank, IFSC Code: HDFC0000092**, B-54A, Greater Kailash 1, New Delhi, 110048, or through DD drawn on any Scheduled Bank in the name of **"Charbhuja Industries Pvt. Ltd In Liq"** 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.

4. 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 5:00 PM of 16th August, 2022. Interested bidders will have to upload their KYC documents along with the EMD submission details on https://aaa.auctiontiger.net before 5:00 PM of 16th August, 2022.**

5. 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.

6. 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.
7. 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 30 days on issuance of the LOI by the Liquidator.
8. 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 local taxes, duties, 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. 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.
12. The sale shall be subject to provisions of Insolvency and bankruptcy code, 2016 and regulations made thereunder.
13. If in case, not more than one bidder deposits the EMD, then in that case the Liquidator will have the absolute power to cancel the auction process after the consultation with the stakeholders.
14. The interested Bidder(s) shall be provided access to the data room ("Data Room") established and maintained by the Company acting through the Liquidator in order to conduct a due diligence of the business and operations of the Company. The interested bidder(s) shall be provided access to the information in the Data Room until the E-

Auction Date. The access to, and usage of the information in the Data Room by the interested bidder(s) shall be in accordance with the rules as may be set forth by the Liquidator from time to time.

15. E- Auction date & Time: **18th August, 2022** from 3.00 p.m. to 5.00 p.m. (with unlimited extension of 5min).

SD/-

Anil Goel

Liquidator in the matter of Charbhuja Industries Private Limited

IBBI (Regn. No IBBI/IPA-001/IP-00118/2017-18/10253)

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

Date: 14/07/2022 **E-Mail: assetsale1@aaainsolvency.in, anilgoel@aaainsolvency.com**

Place: New Delhi **Contact No.: +91 8800865284 (Mr. Puneet Sachdeva /Mr.Wasim)**