JOINT E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale of the Gho Agro Private Limited as going concern under the Insolvency and Bankruptcy Code, 2016 read with Regulation 32A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016) together with sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI ACT, 2002") read with Appendix IV-A and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

GHO AGRO PRIVATE LIMITED (in liquidation)

(herein mentioned as "Borrower" / "Corporate debtor")

CIN: U15549TN2016PTC112099

Reg Address : New No.10, Old 122, Second Floor, P. S. Sivasamy Salai, ST. Ebbas Avenue, Mylapore, Chennai-600 004.

Plant : 147/2A, 147/3A & 148/15A Nagar Village, Ulundurpet-606107

Liquidator : Jayashree S. Iyer (IBBI Registration: IBBI/IPA-002/IP-N00741/2018-19/12211)

appointed vide order of the NCLT, Chennai Bench IA/IBC/1477/CHE/2022 in Petition No. CP (IB) 481/CHE/2020 dated **3rd January 2023**

Liquidator's Address : 23, Lake Area, 1st Floor, 3rd Cross Street, Nungambakkam, Chennai-600 034

Contact : +91 9840908393 **Email :** cirp.ghoagro@gmail.com; jayashree2505@gmail.com

E-Auction Sale Notice is hereby given to the public in general and in particular to the Borrower and Guarantors for Sale of Gho Agro Private Limited (In Liquidation) as a going concern forming part of the liquidation estate under section 35(f) of Insolvency and Bankruptcy, 2016 **("IBC")** read with Regulation 33 of the Insolvency and Bankruptcy **Board of India** (Liquidation Process) Regulations, 2016) ("Liquidation Regulations") formed by the liquidator, under IBC and Regulation 32A of Liquidation Regulations jointly with the land of the Guarantors of the Corporate Debtor mortgaged / charged with the secured creditors, **Punjab Nation Bank** forming integral part of the plant under SARFAESI ACT, 2002 read with Appendix IV and proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS".**

Date & Time of e-auction : Monday, 19th June 2023 from 10.00 a. m. to 04.00 p. m. (with unlimited extension of 5 minutes each)

Contact Details of Secured Creditor representative : Mr. C. G. Ranjith, Chief Manager, **Punjab National Bank**

Email ID : zs8341@pnb.co.in **Mobile No.:** +91 8585013434

Liquidator Name : Jayashree S Iyer; **Email ID:** cirp.ghoagro@gmail.com/jayashree2505@gmail.com

Mobile No: +91 9840908393

Short description of the asset alongwith land details:

Sr. No.	Particulars	Reserve Price (In ₹)	EMD (In ₹)	Remarks
	Sale of Corporate Debtor as a Going Concern			
1	Assets owned by Gho Agro Private Limited (in Liquidation) comprising of Building and Plant & Machinery situated at 147/2A, 147/3A & 148/15A, Nagar Village, Ulundurpet 606107 under the Insolvency and Bankruptcy Code, 2016 and regulations framed thereunder All the part and parcel of land as detailed below mortgaged to Punjab National Bank, Under SARFAESI ACT, 2002 Land measuring 8.19 acres comprised in survey Nos. 147/2A2, 147/3A, 148/15A2, 148/16, 148/17A, 144/3A, 144/3B1, 144/4A1, 144/8, 142/12, 142/13B, 148/18, 148/19 situated at Nagar Village, Ullundurpet Taluk, Villupuram Dist. 606 107 Further, the liabilities of the Corporate Debtor as on Liquidation Commencement Date i.e. 3rd January 2023 shall be dealt/ settled by the Liquidator with under section 53(1) of the Code.	35,20,20,000/-	3,52,02,000/-	In order to maximise the value, the asset of Gho Agro Private Limited (in liquidation) are being sold jointly with the parcels of land owned by the Promoters of **GHO Agro Private Limited - 1. Mr. Vimalraj Chordia & 2. Mr. Hemanth Chordia** and mortgaged to **Punjab National Bank,** the Secured lender. The land is given on lease to Gho Agro Private Limited for a period of 30 years from 18th October 2016. The lenders have taken symbolic possession of the said Land & Building on 13.03.2019.

Last date for submission of Eligibility Documents with the Liquidator : On or before 1st June 2023
Last date for information sharing and site visit : On or before 12th June 2023
Last date for crediting the EMD to the bank account : On or before 15th June 2023
Date and Time of E-auction : 19th June 2023 from 10.00 a. m. to 04.00 p. m.

a) The detailed Terms & Conditions, E-Auction Bid Document, Declaration & other details of online auction are available on **https://www.bankeauctions.com.**
b) In case of any dispute, regarding the e-auction, the decision of the liquidator shall be final and binding. **NCLT** Chennai shall have exclusive jurisdiction to deal with any disputes.
c) The sale shall be concluded under respective Acts for the relevant Assets.
d) During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and the minimum increase in the bid amount must be of **₹ 10,00,000/-** to the last higher bid of the bidders.
e) All statutory dues / attendant charges / other dues relating to the respective asset / property including registration charges, stamp duty, taxes etc. shall have to be borne by the bidder.
f) Under SARFAESI ACT, 2002, all the part and parcel of land owned by **Mr. Vimal Chordia** and **Mr Hemant Chordia** (Personal Guarantors) are mortgaged to **Punjab National Bank** for recovery of outstanding dues from guarantors to **GHO Agro Private Limited** and possession notice dated 13.03.2019 and any corrigendum issued thereon.

In case of any clarifications, Please contact the undersigned at **cirp.ghoagro@gmail.com;** or the representative of the secured creditor, **Mr. C. G. Ranjith** at **zs8341@pnb.co.in** or e-auction service provider, **Mr. Prabhakaran** at **+91 7418281709; tn@c1india.com**

The auction is subject to the terms and conditions stipulated in the E-Auction Bid Document.

Sd/-
Jayashree S. Iyer
Liquidator
IBBI Regd.: IBBI/IPA-002/IP-N00741/2018-19/12211/AFA202452
Gho Agro Private Limited

Jayashree

JAYASHREE S IYER
INSOLVENCY PROFESSIONAL
IBBI/IPA-002/IP-N00741/2018-19/12211

Sd/-
B Saranya
Chief Manager
Authorised Officer
Punjab National Bank

Date : 18th May 2023
Place : Chennai