

JOINT E-AUCTION SALE NOTICE

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 600004

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 Hon'ble National Company Law Tribunal, Chennai Bench

IA(IBC)/1477(CHE)2022 in Petition No. CP(IB)/481(CHE)/2020 dated 03rd January 2023

Liquidator's Address: 23, Lake Area, 1st Floor, 3rd Cross Street, Nungambakkam, Chennai 600034

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 or sale of its assets collectively, 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 32 of Liquidation Regulations jointly with the land of the Guarantors of the Corporate Debtor mortgaged/charged with the secured creditors 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 and time of e-auction: Monday 14th August 2023 from 11.00 A.M. to 01.00 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 along with land details:

Lot No.	Particulars	Reserve Price Rs.	EMD Rs.	Remarks
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 District – 606107. Further, the liabilities of the Corporate Debtor as on Liquidation Commencement Date i.e. 3 rd January 2023 shall be dealt/ settled by the Liquidator under section 53(1) of the Code.	31,70,00,000	3,17,00,000	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.
Sale of Corporate Debtor as a Going Concern – Lot No. 1				
2	Plant & Machinery (Please refer to Joint E-auction document for details) installed at the Plant of Gho Agro Private Limited at 147/2A, 147/3A & 148/15A, Nagar Village, Ulundurpet 606107 under the Insolvency and Bankruptcy Code, 2016 and regulations framed thereunder	21,10,00,000	2,11,00,000	

Last date for submission of Eligibility Documents with the Liquidator

Last date for information sharing and site visit

Last date for crediting the EMD to the bank account

Date and Time of E-auction

: on or before 2nd August 2023

: on or before 10th August 2023

: on or before 11th August 2023

: 14th August 2023 from 11.00 A.M. to 01.00 P.M.

- The detailed Terms & Conditions, Joint E-auction Bid Document, Declaration & other details of online auction are available on <https://www.bankeauctions.com/>.
- 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.
- The sale shall be concluded under respective Acts for the relevant Assets.
- 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 Rs. 5,00,000/- to the last higher bid of the bidders.
- 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.
- 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.
- Preference will be given to the bidders participating in Lot No. 1.

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/-

Sd/-

Jayashree S Iyer	C.G. Ranjit, Chief Manager
Liquidator	Authorised Officer
IBBI/IPA-002/IP-N00741/2018-19/12211/AFA -202452	
Gho Agro Private Limited	Punjab National Bank

Date : 16th July 2023

Place: Chennai

Jayashree

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