JOINT E-AUCTION SALE NOTICE

E-Auction Sale Notice for Sale as going concern under the Insolvency and Bankruptcy Code, 2016 (Reg 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

CAPACITE STRUCTURES LIMITED (in liquidation)
(here in mentioned as "borrower" and " corporate debtor" also)
CIN: U29110MH1996PLC099745

Reg Address: 404 & 405, Sabari Samriddhi, Behind Maitri Park ST Stand, Sion-Trombay Road, Chembur, Mumbai- 400071
Liquidator: GajeshLabhchand Jain (IBBI Registration: IBBI/IPA-001/IP-P01697/2019-20/12588)
Liquidator's Address: 502, Brookfield Society, Old Lokhandwala Complex Road, Andheri West, Mumbai- 400053
Contact: +91 916708835; Email: liquidation.csl@gmail.com; gajeshjain@gmail.com

E-Auction Sale Notice is hereby given to the public in general including Corporate Debtor and Corporate Guarantorfor Sale of Capacite Structures Limited (In Liquidation) as a going concern or parcel, 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 land & building of the Corporate Guarantor 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 rule 6 proviso to rule 8(6) of the Security Interest (Enforcement) Rules, 2002on **"AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" AND "NO RECOURSE BASIS"**. The details are mentioned herein below:

Contact Details of Lenders Representative:
Lenders: Name: Mr. Mukesh Kosarekar; Email ID: samvmumbai@unionbankofindia.bank ; Mobile No.: +91-9913337155
Liquidator: Name: GajeshLabhchand Jain; Email ID: liquidation.csl@gmail.com; Mobile No: +91-9167108835

Options	Particulars	Reserve Price	EMD	Remarks
A.	**Sale of Corporate Debtor as a Going Concern** **Date and Time of Auction: 05th August 2022 at 10:00 A.M. to 01:00 P.M.**			
	In order to maximize the value sale as a going concern of Corporate Debtor, however excluding entire assets of Unit I(Detailed in Remarks Column) but including i) Labour Colony* (Land & Building) and ii) Land & Building and Plant & Machinery at Unit II** of the company under the provisions and regulations of Insolvency and Bankruptcy Code, 2016 and under SARFAESI Act 2002 and *Labour Colony: Land Survey No. 320(p), 320(p) and 502/2/3(p) admeasuring 3 H, 01 R and 8 P, approx. 7.25 acres situated at Village Kondle, Taluka Wada, Dist. Thane **Unit II: i) Under SARFAESI ACT, 2002 **Land& Building** situated at Wada, Taluka Wada, District Thane in registration sub-district of Thane bearing new survey no.288/2B, survey no.360/1, new survey no.288/1, new survey no. 288/2, survey no. 286/1, new survey no. 288/1A, new survey no. 288/1/B cumulatively admeasuring all survey no. Total Area Varkas margin 5H.03R.69P (approx.12.4 acres) at Wada, District Thane owned by Ana Transcomm Pvt Ltd. (Corporate Guarantor). The lenders have taken symbolic possession of the said Land & Building. ii) Under IBC, 2016 **Plant & Machinery** installed at Land & Building of Unit II Further, the liabilities of the Corporate Debtor as on Liquidation Commencement Date i.e.9th January 2022 shall be dealt/ settled by the Liquidator with under section 53(1) of the Code.	**53,55,36,063**	**5,35,53,606**	Details of Unit I: Land & Building and Plant & Machinery situated at Gate no-420, 422, 423, 424-A, 424-B, 425, 426, 427, 428, 429-B, 446, 447, 448 at Plot No.424, Village-Kondia, Taluka-Wada, off Bhiwandi Wada Road, District Thane- 42131 **is excluded** as it does not form a part of Liquidation Estate as per Section 36 of the Insolvency and Bankruptcy Code, 2016.

CA. GAJESH JAIN IP REGN NO IBBI/IPA-001/IP/PO1697/2019-2020/12588 INSOLVENCY PROFESSIONAL

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B.	Sale of Assets (Unit II) of Corporate Debtor (In case no bids received for Auction under Sr. No. A) Date and Time of Auction: 05th August 2022 at 02:00 P.M. to 05:00 P.M			
	Sale of Assets situated at Unit II of Corporate Debtor having Land & Building and Plant & Machinery under the provisions and regulations of Insolvency and Bankruptcy Code, 2016 and under SARFAESI Act, 2002. a) Under SARFAESI ACT, 2002 **Land & Building** situated at Wada, Taluka Wada, District Thane in registration sub-district of Thane bearing new survey no.288/2B, survey no.360/1, new survey no.288/1, new survey no. 288/2, survey no. 286/1, new survey no. 288/1A, new survey no. 288/1/B cumulatively admeasuring all survey no. Total Area Varkas margin 5H.03R.69P (approx.12.4 acres) at Wada, District Thane owned by Ana Transcomm Pvt Ltd. (Corporate Guarantor). The lenders have taken symbolic possession of the said Land & Building. b) Under IBC, 2016 **Plant & Machinery** installed at Land & Building of Unit II Further, the liabilities of the Corporate Debtor as on Liquidation Commencement Date i.e.9th January 2022 shall be dealt/ settled by the Liquidator with under section 53(1) of the Code.	**38,09,00,000**	**3,80,90,000**	
C.	**Sale of Assets (Labour Colony) of Corporate Debtor (In case no bids received for Auction under Sr. No. A) Date and Time of Auction: 05th August 2022 at 02:00 P.M. to 05:00 P.M.**			
	Labour Colony (Land & Building) admeasuring H, 01 R and 8 P(approx. 7.25 acres) of land situated at Survey No. 320(p), 320(p) and 502/2/3(p) admeasuring 3 H, 01 R and 8 P, approx. 7.25 acres situated at Village Kondle, Taluka Wada, Dist. Thane.	**2,85,50,200**	**28,55,020**	The assets of Capacite Structures Limited (In Liquidation) Labour Colony forms part of Liquidation Estate under section 35(f) under Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016

Please note that there will be two E-Auctions conducted on 5th August 2022 of Capacite Structures Limited (In Liquidation). The first auction as detailed above is Sale of Corporate Debtor as going concern. In case, if the first auction fails the second auction will be for Land & Building and Plant & Machinery situated at Unit II as going concern and Labour Colony.

Last date for submission of Eligibility Documents **:19th July 2022**
Last date for information sharing and site visit **:01st August 2022**
Last date for EMD submission **:01st August 2022**
Date and Time of E-auction **:05th August 2022 (Option A between 10:00 AM To 1:00 PM; ; Option B and/or C** (between 02:00 P.M to 05:00 P.M.)

a) The detailed Terms & Conditions, E-Auction Bid Document, Declaration & other details of online auction are available on **https://ncltauction.auctiontiger.net** and website of lenders namely:
   i) www.unionbankofindia.co.in/english/TendelViewAllAuction.aspxii) www.axisbank.com
   ii) iii) www.bankofbaroda.in iv) www.iob.in

b) In case of any dispute, regarding the contract, the decision of the liquidator shall be final and binding. NCLT shall have exclusive jurisdiction to deal with any disputes.

c) The sale shall be concluded under respective Acts for the relevant Assets.

d) For all the options above, 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. 10,00,000/-** to the last higher bid of the bidders.

e) All statutory dues/attendant charges/other dues 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 & Building of Unit II owned by M/s Ana Transcomm Pvt Ltd. (Corporate Guarantor) are mortgaged to Union Bank of India (Erstwhile Corporation Bank), Axis Bank Limited, Bank of Baroda (Erstwhile Dena Bank) and Indian Overseas Bank for recovery of Rs.130,88,84,468.38 (Indian Rupees One Hundred and Thirty Crores Eighty Eight Lacs Eighty Four Thousand four hundred and sixty eight and Paise thirty eight only)including interest and charges thereon vide possession notice dated 29th July 2021. The Detailed breakup is as below:

Name of Lender/ Financial Creditor	Amount (Indian Rupees)
Union Bank of India (Earlier Corporation Bank)	34,14,63,837.00

CA. GAJESH JAIN IP REGN NO. IBBI/IPA-001/IP/P01597/2019-2020/12568 INSOLVENCY PROFESSIONAL

Axis Bank	43,27,97,322.20
Bank of Baroda (earlier Dena Bank)	35,22,00,000.00
Indian Overseas Bank	18,24,23,309.18
Total	**130,88,84,468.38**

In case of any clarifications, please contact the undersigned at **liquidation.csl@gmail.com; email ID of banks: samvmumbai@unionbankofindia.bank;rm4.sammum@bankofbaroda.com;iob1998@iob.in; payal.kapila@axisbank.com**

GajeshLabhchand Jain	**Mr. Navinchandran V. Anchan, Chief Manager**	**Mr. Vijay Jain, Assistant General Manager**	**Ms.Payal Kapila, Deputy Vice President**	**Mr. Sudhanshu Tripathi, Chief manager**
Liquidator	Authorised Officer	Authorised Officer	Authorised Officer	Authorised Officer
Capacite Structures Limited	Union Bank of India	Bank of Baroda	Axis Bank	Indian Overseas Bank

Date:2nd July 2022
Place: Mumbai