

Marmagoa Steel Limited

(Under liquidation)

Investment Teaser

(Sale of 16.63 acres of land along with office building, toilet building, security post, boundary wall along the land and gate situated in Goa on collective basis)



April, 2024

| | | |
|---------------------------------|---|------------|
| Publication date | : | 05.04.2024 |
| Last date for submission of EOI | : | 20.04.2024 |
| Last date for submission of EMD | : | 06.05.2024 |
| E-auction date | : | 08.05.2024 |

Brief about the Company

- **Marmagoa Steel Limited (MSL or the Corporate Debtor)** was incorporated on **July17, 1987** and was involved in manufacturing of Carbon Steel, Mild Steel, Spring Steel Billets and Rolled products.
- The Plant started its operations in February 1993 and had been shut since June 2013.
- MSL entered into Corporate Insolvency Resolution Process (CIRP) on 20.03.2017, in lieu of an application filed under Sec 10 of The Insolvency and Bankruptcy Code, 2016.
- During the CIRP, a resolution plan was submitted by Chandor Engineering and Trading Company pvt. Ltd. which has however failed due to various reasons.
- MSL went into liquidation after failure of the CIRP on 10.02.2021.
- In the process of Liquidation, vide E-Auction dated 24.01.2023 Plant and Machinery and Metal Scrap was sold and vide E- Auction dated 10.08.2023 Building structures were sold.
- The Land and left over Building structures (allied structures) i.e. office building, toilet building, security post, boundary wall remains to be sold

Other Details

- CIN : L27106GA1987PLC000764
- PAN : AACCM0105H
- GSTIN : 30AACCM0105H1ZD
- ROC Code: RoC-Goa

Land of MSL

MSL owns a freehold land bearing Survey No. 280/0 known as “Borchia Careachem Molla” at Village Curtorim, Taluka Salcete, District South Goa, India.

Area – 16.63 Acres (67, 298 sq. mtrs.)

Geographical Location:

15°16'09.5"North (Latitude) and 74°01'40.7"East (Longitude).

Boundaries:

- **North:** Property of the purchaser, being part of this land Survey No. 280/0
- **East:** Property bearing Survey No. 281 of Curtorim
- **South:** By Kutcha Road
- **West:** Property bearing Survey No. 278 of Curtorim

Land zoning:

GI- General Industries Zone, as per Goa Regional Plan 2021.

Other details:

Land is almost rectangular in shape, flat in nature and is accessible by a 8m wide tar road.

There are no depressions or undulations. Boundaries are clear Compound wall of 2.5m height is constructed with proper gate and internal tar roads are also available within the property.



Proximity to important locations

Surroundings:

- Nessai Industrial Estate is about 10 kms from MSL Plant.
- Chandor which is around 4 kms from the Plant was the Capital of Goa during the rule of the Kadamba Dynasty.
- Menezes Braganza house a Huge 17th Century Portuguese style mansion filled with antique furniture, art and historic artefacts is located in Chandor has featured in many tele-series.

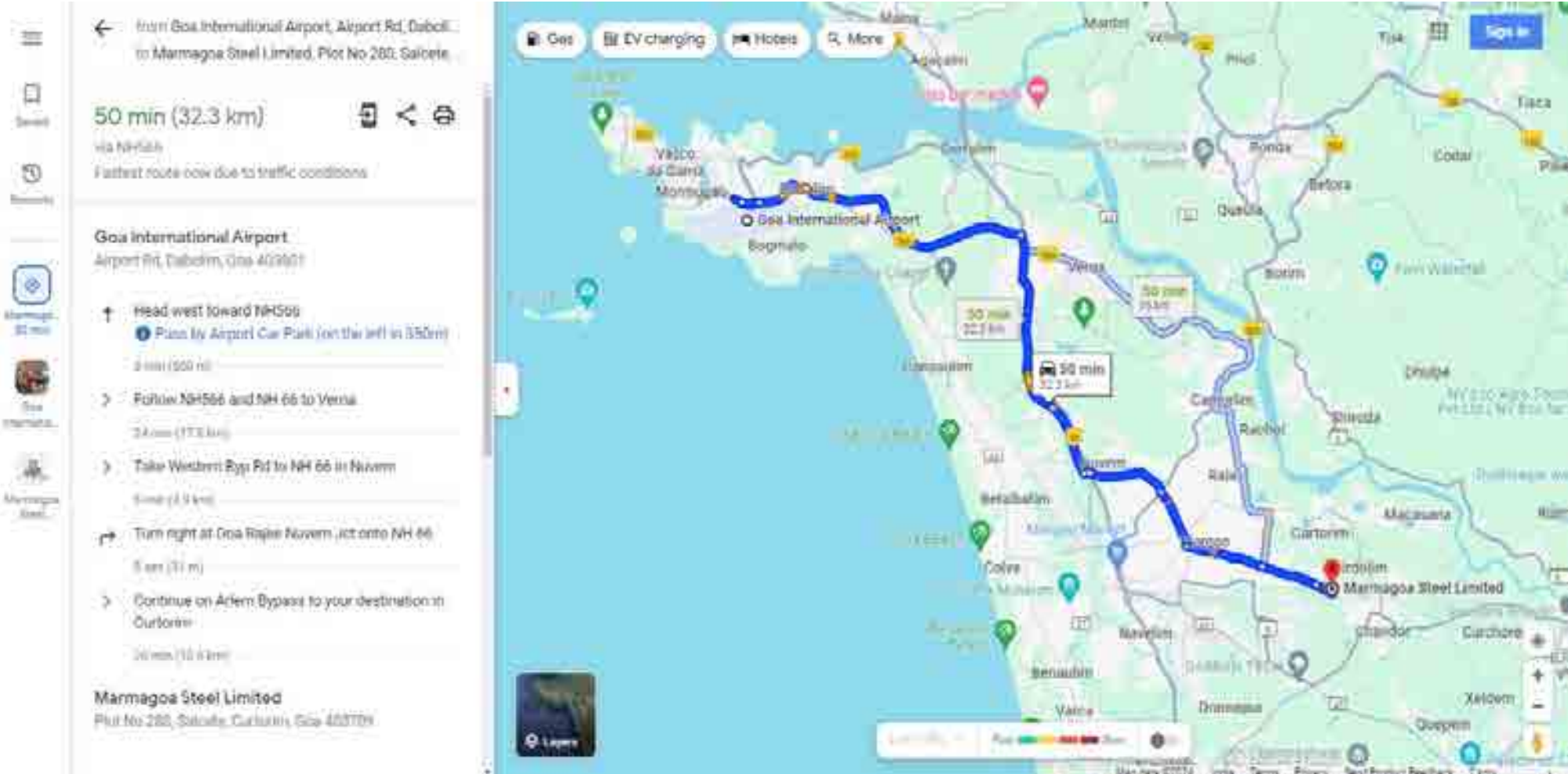
Civil Amenities:

- Shops, banks, ATM, schools, restaurants, pharmacies etc. are available within a radius of 1.5 km to 2 km.

Other Coordinates:

| | |
|--------------------------|---|
| Nearest City and Village | Margao city - 7kms from plant location Chandor Village - 5 kms from plant location |
| Nearest Railway Station | Chandor Railway Station: 4 Kms Margoa Railway Station: 12 Kms |
| Nearest Bus Stop | Chandor – Margao road bus stop: 1 Km |
| Nearest Airport | Goa International Airport, Dabolim: 32.5 Km |

Map showing directions from airport to the land site



Property Documents

Details of Sale Deeds

1. **Sale Deed dated April 26, 1989** executed between the Sellers – Mr. Atchut Gopal, Mr. Govind Gopal Poy Raiturcar & Mr. Madeva Gopal Poy Raiturcar and the Purchasers –M/s. Marmagoa Steel Limited. This sale deed is executed for the sale of land bearing **PlotNo. 280** admeasuring area of **44,517 sq. mtr.**
2. **Deed of rectification dated June 15, 1989** executed between the Sellers – Mr. Atchut Gopal, Mr. Govind Gopal Poy Raiturcar & Mr. Madeva Gopal Poy Raiturcar and the Purchasers – M/s. Marmagoa Steel Limited. This rectification deed is made to rectify the area of land bearing **Plot No. 280** i. e. **44,523 sq. mtr.**
3. **Sale Deed dated March 13, 1991** executed between the Seller – Mr. Atchut Gopal Poy Raiturcar, Mr. Govind Gopal Poy Raiturcar & Mr. Madeva Gopal Poy Raiturcar and the Purchasers – M/s. Marmagoa Steel Limited. This sale deed is executed for the sale of land bearing **Plot No.280/0** known as “Borchia Careachem Molla” admeasuring area of 22,775 sq. mtr.

Copy of all the title deeds are available with the Liquidator and shall be made available to the qualified bidders on the request to the Liquidator.

Buildings of MSL

| S.No. | Particulars | Built – Up Area in Sq. Mtr | Year of Construction |
|-------|---|----------------------------|----------------------|
| 1 | Admin Building (load bearing structure with AC sheet roof) | 409.50 | 1992 |
| 2 | Toilet Block Building (load bearing structure with AC sheet roof) | 44.00 | 1992 |
| 3 | Security Cabin (RCC structure) | 35.00 | 1992 |
| | Total | 488.50 | |



Office Block (Admin Building)



Toilet Block



Security Cabin

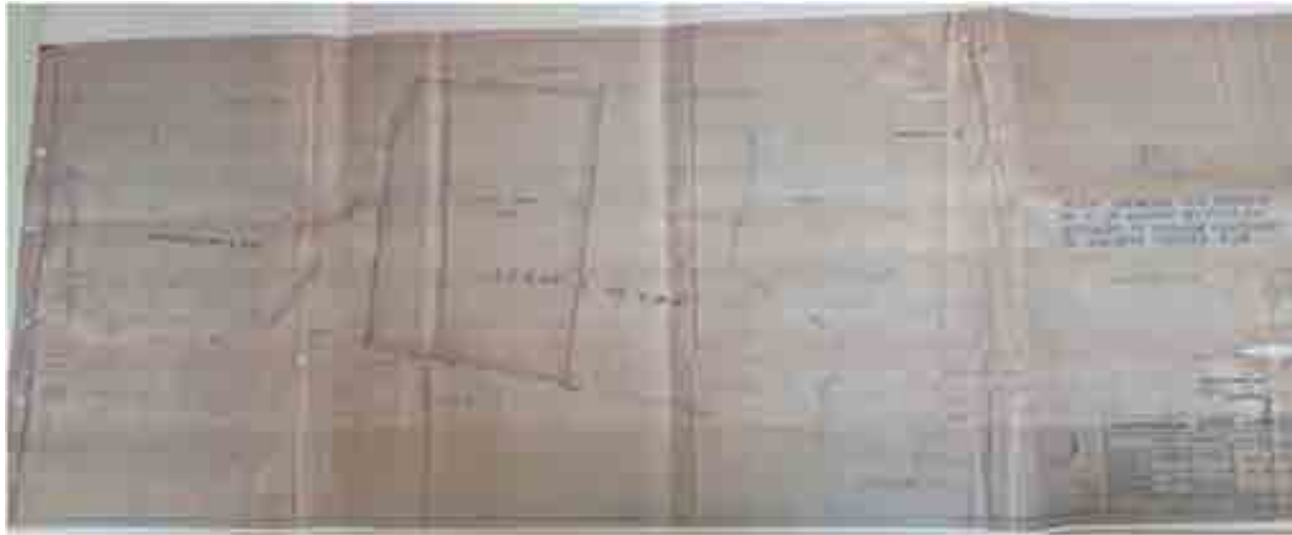
Site photographs



Site photographs

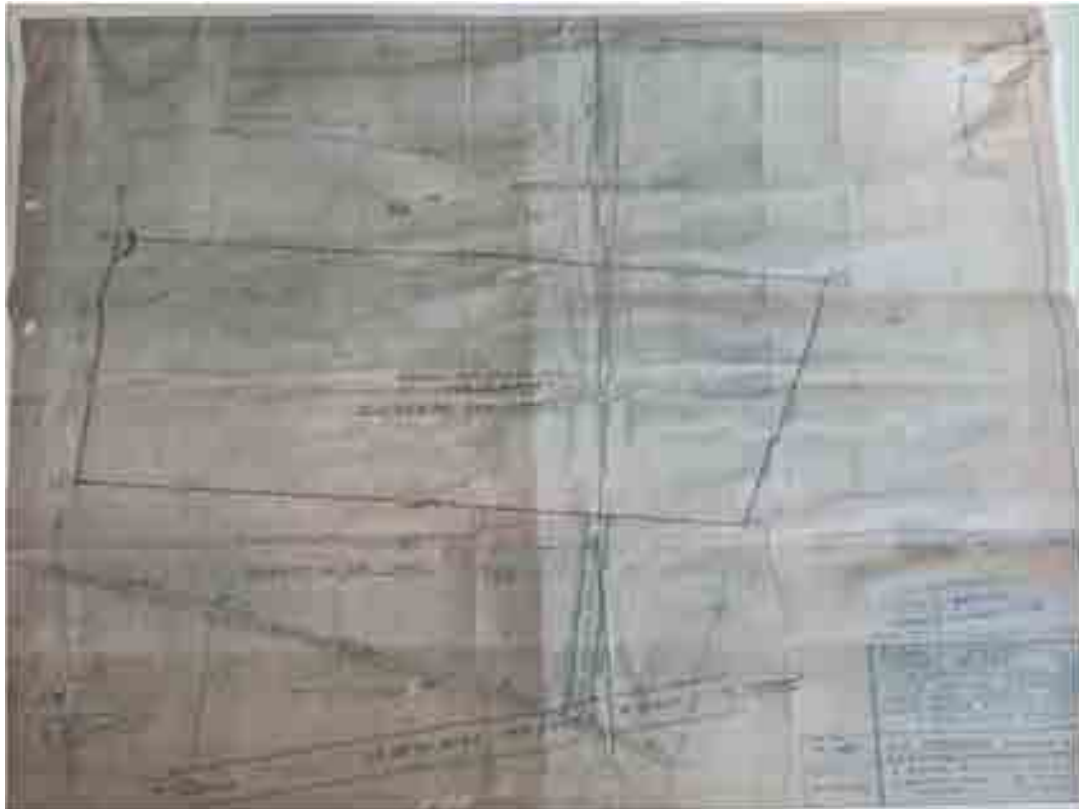


Land Maps



PLAN OF PLOT AREA 44,523 SQMT

Land Maps



PLAN OF PLOT AREA 22,775 SQMT

Form I & XIV (Record of rights)



FORM I & XIV

100018057351

Date: 23/10/2023

तारीख: २३ ऑक्टोबर २०२३

Page: 1 of 1

Taluka: SALCETE

तालुका

Village: Curtorim

गाव

Name of the Field

पट्टेचे नाव

Survey No. 280

सर्व्हे नंबर

Sub Div. No. 0

सुबडिविजन नंबर

Tenure

संपत्ती प्रकार

Cultivable Area (Ha.Ans.Sq.Mtrs) लागू लागू (हे. आर. चौ. मी.)

| Dry Crop सिंचित | Garden बाग | Rice रीस | Khajari खाजरी | Ker कर | Morad मोराद | Total Cultivable Area एकूण लागू क्षेत्र |
|--------------------|---------------|-------------|------------------|------------|----------------|--|
| 0000.77.00 | 0000.20.75 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.97.75 |

Un-cultivable Area (Ha.Ans.Sq.Mtrs) नासित क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab Pot-Kharab

Remarks

| Class (a) वर्ग (अ) | Class (b) वर्ग (ब) | Total Un-Cultivable Area एकूण नासित क्षेत्र | Grand Total एकूण |
|-----------------------|-----------------------|--|---------------------|
| 0000.01.00 | 0000.00.00 | 0000.01.00 | 0000.98.75 |

| Assessment मूल्य | Rs. 0.00 | Foro चोर | Rs. 0.00 | Predial पेट्रिडियल | Rs. 0.00 | Rent रेंट | Rs. 0.00 |
|---------------------|----------|-------------|----------|-----------------------|----------|--------------|----------|
|---------------------|----------|-------------|----------|-----------------------|----------|--------------|----------|

| S.No. | Name of the Occupant वसतिवासीचे नाव | Khata No. खाते नंबर | Mutation No. दिलपत्र नं. | Remarks शेरा |
|-------|--|------------------------|-----------------------------|-----------------|
| 1 | M/S Marmagao Steel Limited | | 33/92 | |

| S.No. | Name of the Tenant कृषकचे नाव | Khata No. खाते नंबर | Mutation No. दिलपत्र नं. | Remarks शेरा |
|-------|----------------------------------|------------------------|-----------------------------|-----------------|
| 1 | Nil | | | |

| Other Rights इतर हक्क | Mutation No. दिलपत्र नं. | Remarks शेरा |
|---|-----------------------------|-----------------|
| Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नाव व हक्क प्रकार | | |
| House Owned by Pascoal Hilario | | |
| House Owned by Nicolau Dias | | |
| House Owned by Kistod Hilario | | |
| House Owned by Andru Hilario | | |

Details of Cropped Area पिकावासीत क्षेत्राचा तपशील

| Year वर्ष | Name of the Cultivator साधक करणाऱ्याचे नाव | Mode रीस | Season सोन | Name of Crop पिकाचे नाव | Irrigated साधक | Unirrigated दिलपत्र | Land not Available for Cultivation वर्षे नसले | | Source of irrigation सिंचित | Remarks शेरा |
|--------------|---|-------------|---------------|----------------------------|----------------------------------|----------------------------------|--|-----------------|--------------------------------|-----------------|
| | | | | | Ha.Ans.Sq.Mts हे. आर. चौ. मी. | Ha.Ans.Sq.Mts हे. आर. चौ. मी. | Nature प्रकार | Area क्षेत्र | | |
| | Nil | | | | | | | | | |

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

E-auction notice

**E-AUCTION - SALE OF LAND (FREEHOLD INDUSTRIAL) & CERTAIN ASSETS
ON "A SET OF ASSETS COLLECTIVELY" BASIS, UNDER IBC, 2016
MARMAGOA STEEL LIMITED - (IN LIQUIDATION)
CIN: L27106GA1987PLC000764**

Sale
under the provisions of the Insolvency and Bankruptcy Code, 2016

Notice is hereby given to the public in general under the provisions of Insolvency and Bankruptcy Code, 2016 and Regulations there under, that the process of sale of Assets of Marmagoa Steel Limited - In Liquidation (Corporate Debtor/CD) on "A Set of Assets Collectively" basis, forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble NCLT, Mumbai vide order dated February 15, 2023 is scheduled to take place on 08-05-2024. The E-Auction would be conducted on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS, WHATEVER THERE IS BASIS AND NO RECOURSE BASIS."

The Auction would be conducted by the undersigned through E-Auction service provider - Right2Vote.

All the assets are located at Plot No. 280, Eclate Curtorim Saicete, Margao, Goa, South Goa-403709.

| Sr. No. | Description | Reserve Price | Earnest Money Deposit (EMD) | Incremental Bid Amount |
|---|---|---|---------------------------------------|------------------------------------|
| Sale of Land & Certain Assets on "A Set of Assets Collectively" basis | | | | |
| Date and Time of E-Auction: 08-05-2024 from 11:00 AM to 01:00 PM | Sale of Land (Freehold Industrial) & Certain Assets on a "A Set of Assets Collectively" basis (Under Regulation 32(c) of the Liquidation Regulation, 2016 | 21,00,00,000/- (Rupees Twenty One Crore Only) | 1,00,00,000/- (Rupees One Crore Only) | 10,00,000/- (Rupees Ten Lakh Only) |
| Date and Time of Auction | Wednesday, 08-05-2024 (From 11:00 AM to 01:00 PM) (with unlimited extension of 5 min each) | | | |
| Last Date of Submission of Expression of Interest (EOI) and Earnest Money Deposit (EMD) | Expression of Interest (EOI): Saturday, 20-04-2024 by 06:00 PM Earnest Money Deposit (EMD): Monday, 06.05.2024 by 06:00 PM | | | |
| Physical Inspection Date and Time (Assets to be auctioned are located at Marmagoa, Goa) | Thursday, 25-04-2024 till Friday, 03-05-2024 between 10:30 AM to 2:30 PM | | | |

The Interested Applicants may refer to the complete E-Auction Process Document containing details of terms and conditions of the E-Auction on the website of CD <http://marmagoasteel.in/> or the website of the E-Auction service provider <https://right2vote.in/eauction/>, or may directly write an email to msl.liquidator@gmail.com to obtain the same.

The Liquidator holds the right to cancel, modify or extend the terms and timelines of this E-Auction at any time.

The Liquidator reserves right to reject any bid or bidder without assigning any reason.

Sd/-
ESS Sriramachandra Murthy
Liquidator of Marmagoa Steel Limited
IBBI Regn. No. - IBBI/IPA-001/IP01408/2018-2019/12161
Email id: msl.liquidator@gmail.com
Contact No: +919959184111

Authorization for Assignments valid till 30.10.2024
Communication Address: 8-2-698, 502, 5th Floor, M.J.Tower,
Road No.12, Banjara Hills, Hyderabad, 500034



Date: 05-04-2024
Place: Hyderabad

Other information and contact details

Refer : News Paper Advertisement dtd 05.04.2024 in TOI (Goa, Kolhapur &Mangalore),
Business Standard (PAN India) and Bhaangarbhuin
(Goa)

Last date for submission of EOI : 20.04.2024

Last date for submission of EMD : 06.05.2024

E-auction date : 08.05.2024

Website : <http://marmagoasteel.in/>

Contact details for any clarifications:

Liquidator Maramagoa Steel Limited

Mr. ESS Sriramachandra Murthy

Email: murthye@gmail.com / mssl.liquidator@gmail.com

Correspondence Address: 8-2-698, 502, 5th Floor M J Towers, Road No.12,
Banjara Hills Hyderabad ,- 500034

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