

PSL Limited in Liquidation

SALE NOTICE

Liquidator: Mr. Nitin Jain

Email:- assetsale1@aaainsolvency.in, assetsale2@aaainsolvency.in,
psl.limited@aaainsolvency.com, nitinjain@ichinencapitalservices.com
Mob. - 8800865284 (Mr. Puneet Sachdeva, Mr. Wasim and Mr. Rajkumar)

E-Auction

Sale of Assets under Insolvency and Bankruptcy Code, 2016

Date and Time of E-Auction: August 07, 2023 at 3:00 PM to 5:00 PM

Last Date of EMD submission: August 05, 2023 up to 2:00 PM

Dates for Submission of Eligibility Documents - By Prospective Bidder:

July 04, 2023 till July 17, 2023

(With unlimited extension of 5 minutes each)

Sale of Assets owned by PSL Limited (in Liquidation) forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Bench, Ahmedabad vide order dated 11th September, 2020. The sale will be done by the undersigned through the E-Auction platform <https://nbid.nesl.co.in/app/login>.

The Delhi High Court vide order dated 01.03.2023 has permitted the Liquidator to sell out the attached asset (including scrap) of PSL Limited. The copy of order shall form part of the E-Auction document.

Particulars of Asset	Block	Reserve Price (In Rs.)	Initial EMD Amount (In Rs.)	Incremental Value (In Rs.)
Core Assets - Option – I/ BLOCK A to BLOCK D (Asset Sold on Collective basis – IBBI Liquidation Regulation 32(c))				
Pipe Manufacturing Unit at Varsana, Gujarat – Land & Building, Plant & Machinery, Inventory and Consumables	A	129.00 crores	12.90 crores	10.00 lakhs
Pipe Manufacturing Unit at Chengalpattu, TN – Land & Building, Plant & Machinery, Inventory and Consumables	B	75.00 crores	7.50 crores	10.00 lakhs
Pipe Manufacturing Unit at Vishakhapatnam, AP – Land & Building, Plant & Machinery, Inventory and Consumables	C	105.00 crores	10.05 crores	10.00 lakhs
Pipe Manufacturing Unit at Jaipur, Rajasthan – Land & Building, Plant & Machinery, Inventory and Consumables	D	36.00 crores	3.60 crores	5.00 lakhs

Non-core Assets - Option – II /BLOCK E to BLOCK O (Asset Sold on Piecemeal basis – IBBI Liquidation Regulation 32(a))				
Daman Land - Land at S. No. 377/2, village Kanchigam, Nani Daman, Zari Causeway Road, Daman (Freehold - 21.74 acres)	E	40.50 crores	4.05 crores	5.00 lakhs
Mumbai - PSL Tower at 615, Makwana Road (Off Andheri Kurla Road), Behind Star Plus Office, Marol, Andheri (East), Mumbai – 400059 (Freehold – Land Area 985.10 Sq.mtr – 7 Floors)	F	36.00 crores	3.60 crores	5.00 lakhs
Mumbai - Commercial office space at A- 307, Third floor, Vardhaman Chambers Premises Co-op Society Ltd., Plot No.84, Sector No. 17, Vashi, Navi Mumbai – 400 705 (2,350 sq. ft.- built up area)	G	2.50 crores	25.00 lakhs	3.00 lakhs
Mumbai - Commercial office space at B- 319, Third floor, Vardhaman Chambers Premises Co-op Society Ltd., Plot No.84, Sector No. 17, Vashi, Navi Mumbai – 400 705 (2,350 sq. ft.- built up area)	H	2.50 crores	25.00 lakhs	3.00 lakhs
Mumbai - Residential Bungalow at Plot No. 144, “Parsik Hill”, Off Uran Road, Sector 27, Village CBD Belapur, Taluka & District Thane, Navi Mumbai, Maharashtra 400614. (4,730.4 sq. ft. -Leasehold)	I	9.00 crores	90.00 lakhs	3.00 lakhs
Mumbai - Commercial Premises No. E-1, E-2 & E-3, 1st floor, Shiv Parvati Shopping Complex, Plot No. 106-110, Sector-21, Nerul East, Navi Mumbai – 40070 (2,031 sq. ft. – Carpet Area)	J	3.00 crores	30.00 lakhs	2.00 lakhs
Gujarat (Gandhinagar) - Land at Survey No. 123 (P) and 124, Mahudi Road, Village Khadat, Taluka Mansa, District Gandhinagar, Gujarat (21.04 acres – Industrial Land), including shed and scrap at site.	K	10.00 crores	1.00 crore	5.00 lakhs
Gujarat (Amreli/ Rajula) Land at R. Survey No. 18, 37 & 50 at village Rampara- II, Taluka-Rajula, District – Amreli, Gujarat – 365560 (Non-Agriculture Land - 169.00 acres)	L	50.00 crores	5.00 crores	5.00 lakhs
Chennai - Commercial Office Spaces at Old Plot No. 8/2A, New No. 15/2 and Old Plot No. 8/2B, New No. 15/3, Montieth Lane Egmore, Chennai (1,750 sq. ft.)	M	1.10 crores	11.00 lakhs	3.00 lakhs
Chennai - Residential Flat at New No. 15/16, Old No. 8/15, Survey No. 1605/9, Montieth lane, Egmore, Chennai (1,235 sq. ft.)	N	90.00 lakhs	9.00 lakhs	2.00 lakhs
Delhi - Plot no. B-96, PSL House, Greater Kailash Part I, New Delhi 110048 (Ground Floor and First Floor) (716.58 sq. mt.) including Furniture/Fixtures and 2 Scrap Vehicles	O	23.00 crores	2.30 crores	5.00 lakhs

Important Notes:

- 1. The reserve price so arrived is based on valuation reports obtained from two registered valuers, which was duly approved with a majority voting and adopted by the Stakeholder Consultation Committee in the 26th SCC Meeting held on June 20, 2023*
- 2. The assets forming part of the Block A to Block D i.e., 'Core Assets' will be sold as a set of assets collectively basis as per the relevant provisions of Insolvency & Bankruptcy Board 2016 and IBBI (Liquidation Process) Regulation 2016, and the terms and conditions pertaining aforementioned Blocks of asset shall be separately dealt in the E-auction Document for Option – I i.e., Sale of set of assets collectively.*
- 3. The assets forming part of the Block E to Block O i.e., 'Non - Core Assets' will be sold on a Piecemeal basis as per the relevant provisions of Insolvency & Bankruptcy Board 2016 and IBBI (Liquidation Process) Regulation 2016, and the terms and conditions pertaining aforementioned Blocks of asset shall be separately dealt in the E-auction Document for Option – II i.e., Sale of set of assets Piecemeal manner.*
- 4. The auctions under the 2 options (i.e., Option I for Core Assets and Option II for Non-Core Assets) are being conducted simultaneously, to secure the interest of creditors and direction of Hon'ble High Court of Delhi. The prospective bidder can place a bid under Option – I or Option -II or for both Option I and Option II.*
- 5. This Sale Notice is in accordance with the Insolvency and Bankruptcy Code 2016, and in line with the directions given in the order dated 01/03/2023 of Hon'ble Delhi High Court. Please read the order dated 01.03.2023, the e-auction document, Information Memorandum and all other documents uploaded in the Data Room/VDR created for this auction.*
- 6. The details of assets forming part of Block A to Block O having any pending legal cases/ on-going litigations/Disclosures have been disclosed in the Information Memorandum document and are to be mandatorily seen before participating in this auction.*
- 7. The sale of the units under Block A or Block B or Block C and Block D and Block E to Block O does not include any GST Input Credit lying in the GST Registrations/Portal of PSL Limited (GSTIN No. for all units will be mentioned), and does not include any receivable, security deposits lying in any government department or board or any other private/public entity.*
- 8. The Liquidator in consultation with the Stakeholder of PSL Limited holds right to cancel the auction for H1 bidder for the respective Block of asset and select the H2 bidder, if it is found that the H1 bidder is in-eligible under 29A verification. Hence, post the auction the name of Successful bidder will not be announced till 29A verification is not completed for the winners of respective blocks.*

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 and “WITHOUT RECOURSE BASIS”** through approved service provider i.e., NeSL (National E-Governance Services Ltd.).

2. 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://nesl.co.in/auction-notices-under-ibc/> or on the website of AAA Insolvency Professional LLP <https://insolvencyandbankruptcy.in/public-announcement/psl-limited/> Contact: Mr. Araventhana at +91-9384676709, araventhana@nesl.co.in (On going to the link <https://nesl.co.in/auction-notices-under-ibc/> interested bidders will have to search for the mentioned company/Company's name (PSL Limited)).
3. The intending bidders, prior to submitting their bid, should make their independent inquiries regarding the inventories, vehicle details including any RTO tax pending, and scrap 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 and Mr. Rajkumar: - 8800865284**. The interested bidder should match the list of items forming part of any block mentioned above, with the details mentioned in the auction documents.
4. The intending bidders are required to deposit Earnest Money Deposit (EMD) amount either through DD/NEFT/RTGS in the Account of **"PSL LIMITED IN LIQUIDATION", Account No. 50200052360802, HDFC Bank, IFSC Code: HDFC0000092**, Greater Kailash I, or through DD drawn on any Scheduled Bank in the name of **"PSL LIMITED IN LIQUIDATION"**.
5. The intending bidder should submit the evidence for EMD Deposit 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, (7) Bid Application Form (8) Declaration by Bidder or any other annexure/document mentioned/contained in 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 July 17, 2023 after that Liquidator shall not accept any documents for participation as per the amended IBBI (Liquidation Process) Regulations 2016.**
6. The Name of the Eligible Bidders will be identified by the Liquidator to participate in e-auction on the portal <https://nbid.nesl.co.in/app/login>. The e-auction service provider (National E-Governance Services Ltd.) will provide User id and password by email to eligible bidders.
7. 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.
8. 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. 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, loading charge, unloading charge, cutting charge etc. and **all the local taxes, GST, duties, rates, assessment charges, fees etc.** in respect of the assets put on auction.
10. The Liquidator as per the provisions of IBC 2016 and other applicable laws and GST

notifications, shall issue invoice and levy GST on Sale of Plant & Machinery (also includes Inventory and Consumables) for respective blocks. However, as far as the applicability of taxes on Sale of Land and Building is concerned, the same shall be governed by the prevalent tax laws of India or respective State. In the event, an expression of interest or bid documents is submitted by an eligible bidder along with deposit of the earnest money for a specific block or blocks, it will be considered as submission of bid at published reserve price for that specific block or blocks. In the event there is only one qualified bidder participating in the auction for a specific block or blocks, and the sole qualified bidder does not put any bid on the e-auction portal for the specific block or blocks for which the bidder has submitted EMD, then the sole qualified bidder who submitted the requisite bid documents and earnest money deposit would be declared as successful bidder and that bidder would be issued letter of intent for deposit of the balance amount. In case, more than one qualified bidder has submitted earnest money deposit however no bidding is done on e-auction portal for that specific block or blocks, then an inter-se bidding will be conducted amongst those qualified bidders who have submitted their EMD and requisite documents for that specific block or blocks, and the winner will be declared as successful bidder. Further, in a scenario when no bidding is done on e-auction portal during the inter-se bidding for that specific block or blocks then the successful bidder will be decided by Stakeholders' Consultation Committee after having consultations with qualified bidders. Please note that in case, no qualified bidder is bidding during the inter-se bidding after submission of earnest money deposit, their earnest money deposit shall be forfeited and the asset to be put to auction again.

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 reserves the right to cancel the auction process after the consultation with the stakeholders.
14. E- Auction date & Time: **7th August, 2023** from 3:00 PM. to 5:00 PM. (with unlimited extension of 5 min).

For detailed terms and conditions kindly refer to the website of AAA Insolvency Professionals LLP i.e. <https://insolvencyandbankruptcy.in/public-announcement/psl-limited/> and the E-Auction Process Document uploaded on the aforementioned link, prior to submission of EMD and participation in the process.

Nitin Jain

Liquidator in the matter PSL Limited

IBBI (Regn. No- **IBBI/IPA-001/IP-P-01562/2019-2020/12462**

Corp. Office Address: E-10A, Kailash Colony, G.K– I, New Delhi -110048

Liquidator Address: E-337, Ground Floor, G.K-1, New Delhi - 110048

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

Contact Person: Mr. Puneet Sachdeva, Mr. Wasim & Mr. Rajkumar: - 8800865284

Date: 04/07/2023

Place: New Delhi