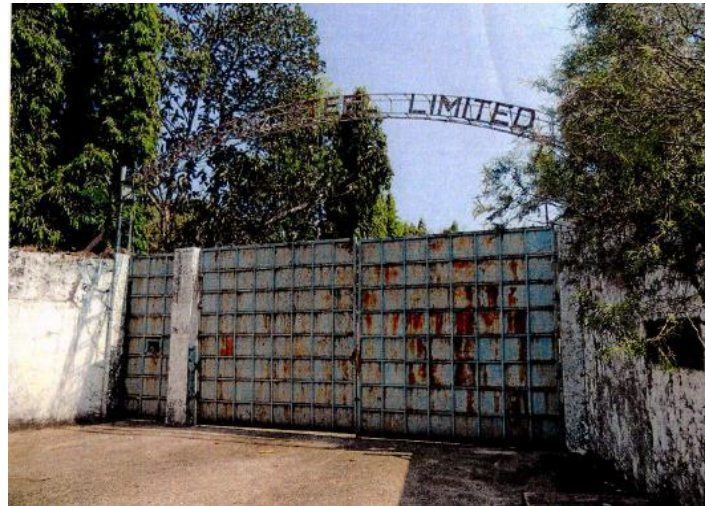


Marmagoa Steel Limited

(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)



January, 2024

Publication date	:	03.01.2024
Last date for submission of EOI	:	17.01.2024
Last date for submission of EMD	:	31.01.2024
E-auction date	:	03.02.2024

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:

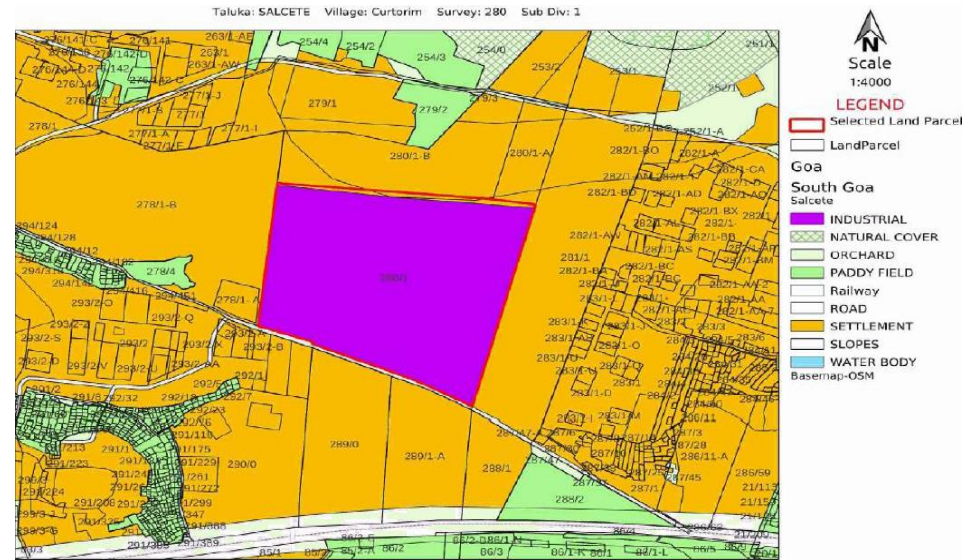
GI- General Industries Zone, as per Goa Regional Plan 2021.

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-serials.

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: 30.5 Km

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

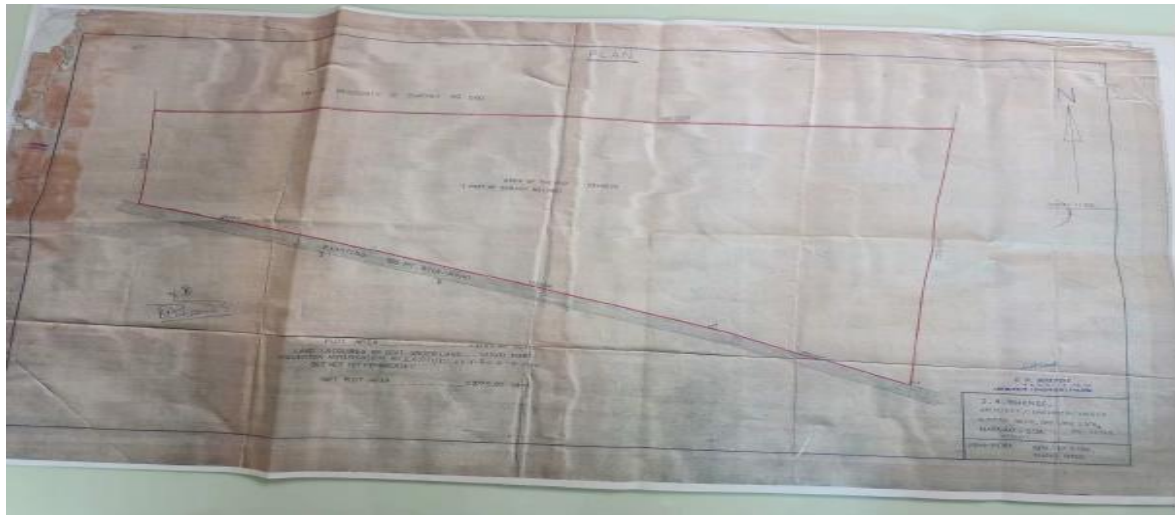
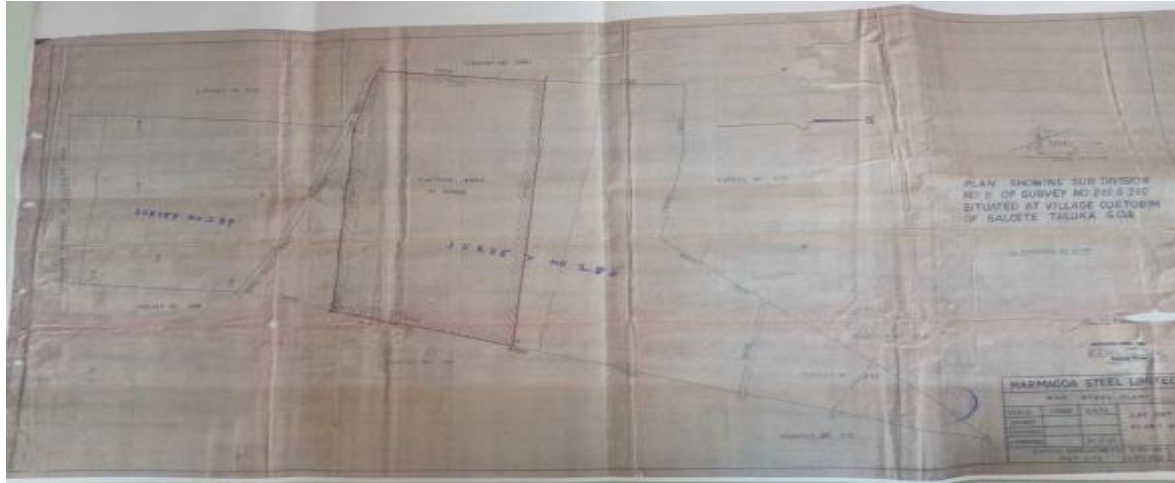
Site photographs



Site photographs

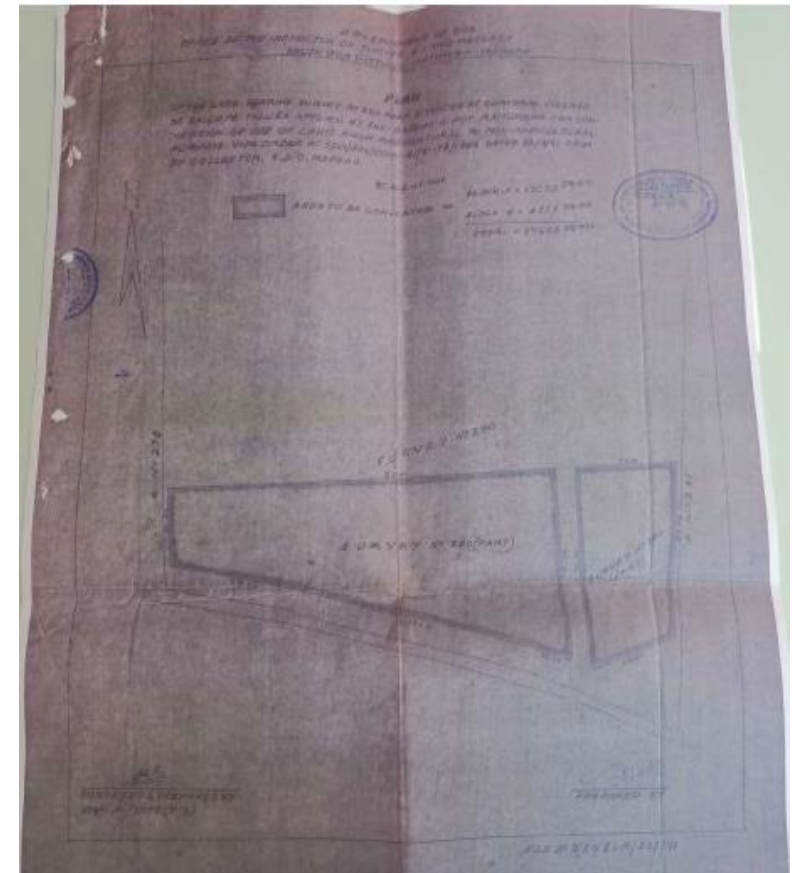


Land Maps



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

नमुना नं १ व १४

Page 1 of 1

Taluka SALCETE

Survey No. 280

तालुका

Village Curtorim

सर्वे नंबर

Sub Div. No. 0

गांव

हिरसा नंबर

Name of the Field

Tenure

शेताचे नांव

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.77.00	0006.20.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0006.97.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण	Remarks शेरा
0000.01.00	0000.00.00	0000.01.00	0006.98.75	

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कळजेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/S Marmagoa Steel Limited		33/92	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राारि	Remarks शेरा
	-----Nil-----									

End of Report

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

E-auction notice

E-AUCTION –SALE OF LAND & 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				
<p>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 Marmagao 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 03.02.2024. 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."</p> <p>The Auction would be conducted by the undersigned through E-Auction service provider - Right2Vote.</p> <p>All the assets are located at Plot No. 280, Eclate Curtorim Salcete, Margao, Goa, South Goa- 403709.</p>				
Amounts in INR				
Sr No.	Description	Reserve Price	Earnest Money Deposit (EMD)	Incremental Bid Amount
Sale of Land & Certain Assets as "A Set of Assets Collectively"				
Date and Time of EAuction : 03.02.2024 from 11:00AM to 01:00PM	Sale of Land & Certain Assets on a "A Set of Assets Collectively" basis (Under Regulation 32© of the Liquidation Regulation, 2016	23,25,30,000 (Rupees Twenty Three Crore Twenty Five Lakhs Thirty Thousand Only)	2,00,00,000 (Rupees Two Crore Only)	10,00,000 (Rupees Ten Lakhs Only)

Date and Time of Auction	Saturday, 03.02.2024 (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 (EMD)	EOI: Wednesday, 17.01.2024 by 06:00 PM EMD: Wednesday, 31.01.2024 by 06:00 PM
Physical Inspection Date and Time (Assets to be auctioned are located at Marmagao, Goa)	Tuesday, 23.01.2024 till Tuesday, 30.01.2024 between 10:30 AM to 2:30 PM
<p>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.</p> <p>The Liquidator holds the right to cancel, modify or extend the terms of this E-Auction at any time.</p> <p>The Liquidator reserves right to reject any bid or bidder without assigning any reason.</p>	
<p style="text-align: right;">Sd/- ESS Sriramachandra Murthy Liquidator of Marmagao Steel Limited IBBI Regn. No. - IBBI/IPA-001/IP01408/2018-2019/12161 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</p>	
<p>Date : 03.01.2024 Place : Hyderabad</p>	

Other information and contact details

Refer : News Paper Advertisement dtd 03.01.2024 in Goa, Kolhapur, TOI Mangalore and Bhaangarbhuin

Last date for submission of EOI : 17.01.2024

Last date for submission of EMD : 31.01.2024

E-auction date : 03.02.2024

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

Contact details for any clarifications:

Liquidator Maramagoa Steel Limited

Mr. ESS Sriramachandra Murthy

Email: murthye@gmail.com / msl.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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