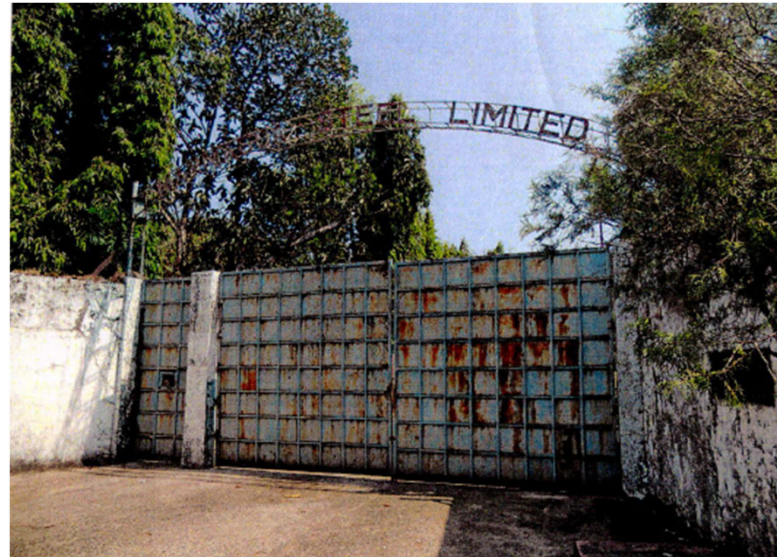


Marmagoa Steel Limited

(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 **July 17, 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

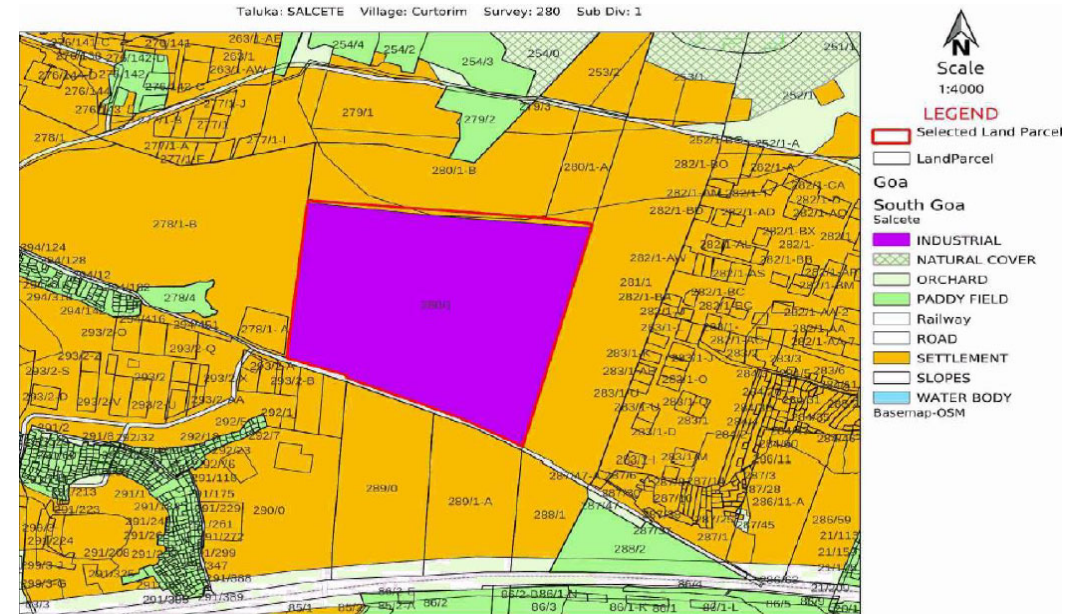
Land zoning:

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: 32.5 Km

Map showing directions from airport to the land site

from Goa International Airport, Airport Rd, Daboli...
to Marmagao Steel Limited, Plot No 280, Salcete, ...

50 min (32.3 km)
via NH566
Fastest route now due to traffic conditions

Goa International Airport
Airport Rd, Dabolim, Goa 403801

- ↑ Head west toward NH566
 - Pass by Airport Car Park (on the left in 350m)
3 min (600 m)
- > Follow NH566 and NH 66 to Verna
24 min (17.0 km)
- > Take Western Byp Rd to NH 66 in Nuvem
5 min (4.0 km)
- ↪ Turn right at Goa Rajee Nuvem Jct onto NH 66
5 sec (31 m)
- > Continue on Arlem Bypass to your destination in Curtorim
20 min (10.6 km)

Marmagao Steel Limited
Plot No 280, Salcete, Curtorim, Goa 403709

Map features: Gas, EV charging, Hotels, More, Live traffic, Fast, Slow, Layers, Sign in.

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

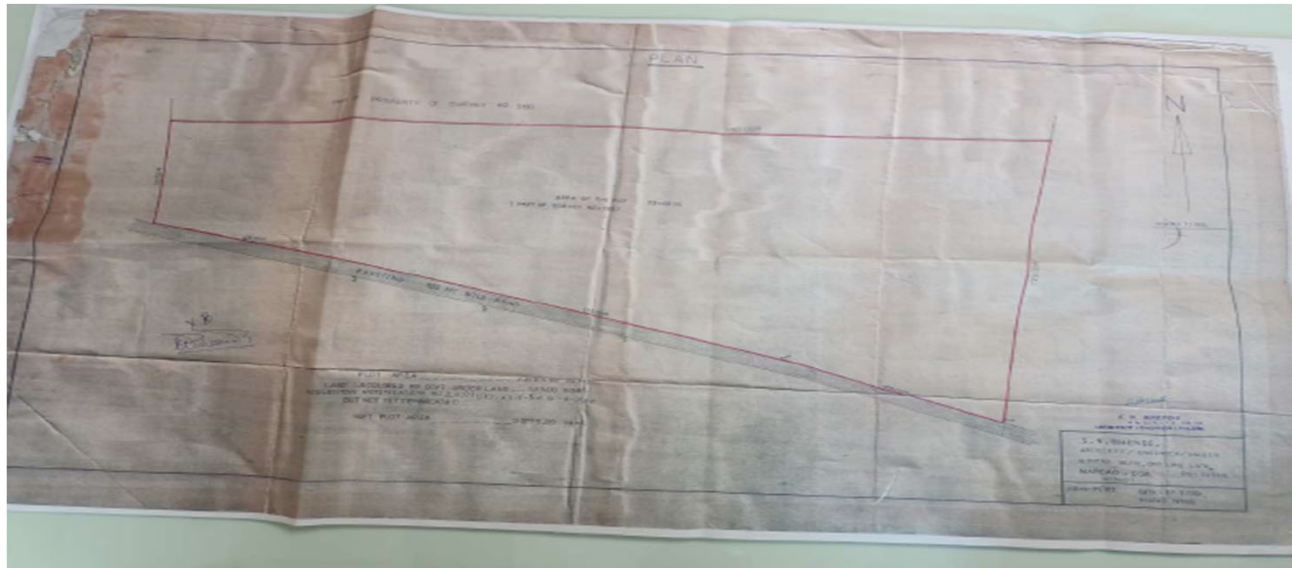
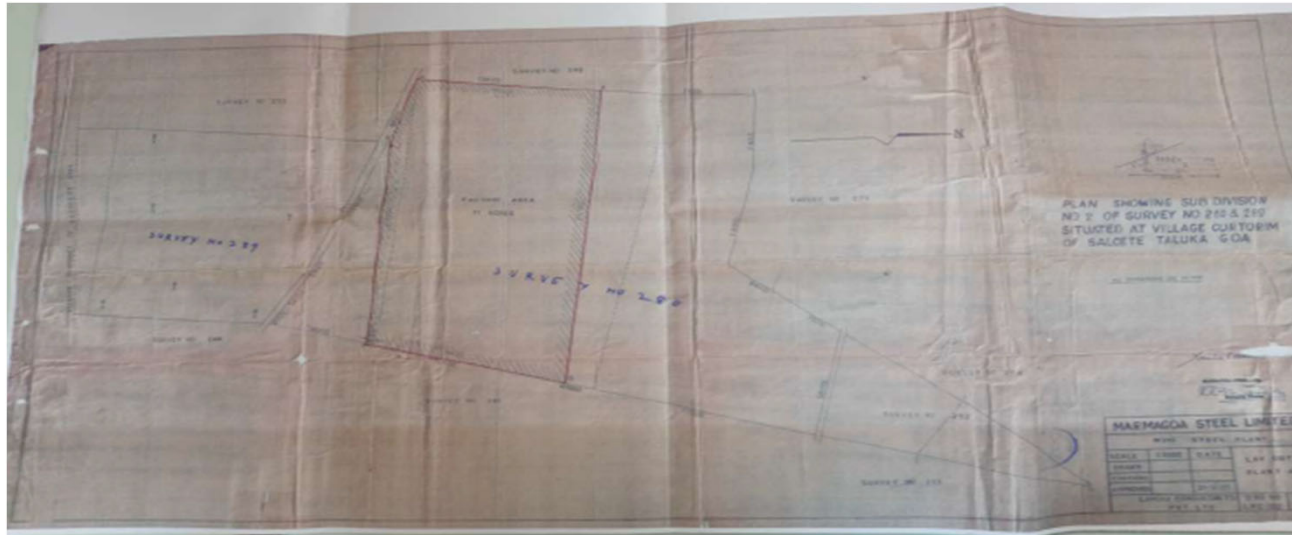
Site photographs



Site photographs

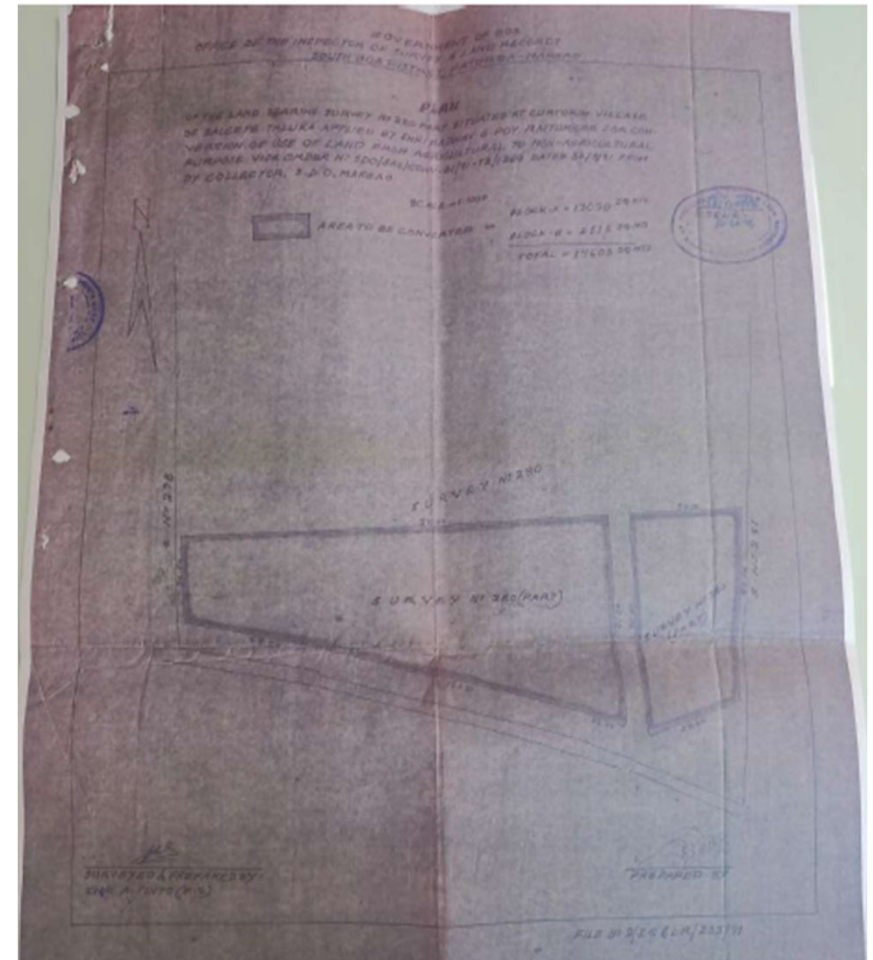
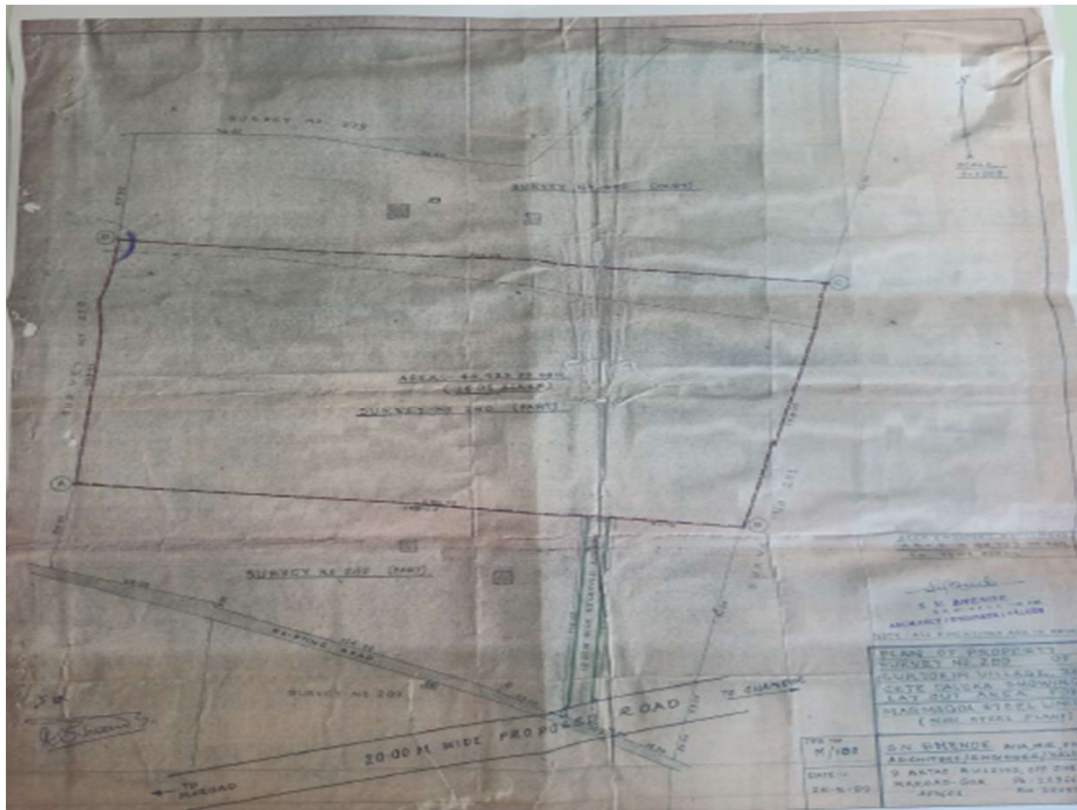


Land Maps



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 तासुकेटे सर्वे नंबर
 Village Curtorim Sub Div. No. 0
 गांव हिस्ता नंबर
 Name of the Field Tenure
 शेताचें 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	Pot-Kharab पोड खराब

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 कब्जेदाराचे 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 करणा-याचे 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 करणा-याचे 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 प्रारि	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 (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 Salcete, 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 m.sl.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: m.sl.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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