

## Sale Notice

### Essar Power (Jharkhand) Limited - In Liquidation

#### Huzefa Fakhri Sitabkhan, Liquidator

IP Registration No: IBBI/IPA-001/IP-P00031/2017-18/10115  
 Authorization for Assignment valid till December 23, 2023  
 Liquidator's Address: Think Capital Insolvency Professionals LLP,  
 1011-1012, Dalamal Tower, Free Press Journal Marg,  
 211, Nariman Point, Mumbai - 400 021.  
 Email: [epjl.lq@gmail.com](mailto:epjl.lq@gmail.com), [huzefa.sitabkhan@gmail.com](mailto:huzefa.sitabkhan@gmail.com)

### E-Auction

#### Sale of Assets under Insolvency and Bankruptcy Code, 2016

#### Date and Time of Auction:

**Wednesday, February 08, 2023, at 3.00 p.m. to 4.00 p.m.**  
 (With unlimited extension of 5 minutes each)

Sale of Assets and Properties owned by **Essar Power (Jharkhand) Limited - In Liquidation** forming part of Liquidation Estate by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Principal Bench, New Delhi vide order dated January 03, 2020. The sale will be done by the undersigned through the e-auction platform [www.eauctions.co.in](http://www.eauctions.co.in).

ASSET	BLOCK	RESERVE PRICE	EARNEST MONEY DEPOSIT	BID INCREMENT AMOUNT
All the assets of the under construction thermal power plant (2 x 600 MW), including the immovable and movable assets located at Tori, Dist. Latehar, Jharkhand and the movable assets located at 5 different Container Freight Stations (CFS's) locations at Kolkata	Block 1	Rs.103,00,00,000/- (Indian Rupees One Hundred and Three Crore only)	Rs.10,30,00,000/- (Indian Rupees Ten Crore and Thirty Lakh only)	Rs.50,00,000/- (Indian Rupees Fifty Lakh only)
All the assets of the under construction thermal power plant (2 x 600 MW), including the immovable and movable assets located at Tori, Dist. Latehar, Jharkhand only	Block 2	Rs.97,50,00,000/- (Indian Rupees Ninety-Seven Crore and Fifty Lakh only)	Rs.9,75,00,000/- (Indian Rupees Nine Crore and Seventy-Five Lakh only)	Rs.50,00,000/- (Indian Rupees Fifty Lakh only)
All the plant and machinery and other moveable assets of the under construction thermal power plant (2 x 600 MW), located at Tori, Dist. Latehar, Jharkhand only	Block 3	Rs.85,25,00,000/- (Indian Rupees Eighty-Five Crore and Twenty-Five Lakh only)	Rs.8,52,50,000/- (Indian Rupees Eight Crore Fifty-Two Lakh and Fifty Thousand only)	Rs.30,00,000/- (Indian Rupees Thirty Lakh only)
MS Fabricated Steel and Scrap along with other moveable assets in a selected area at the plant site located at Tori, Dist. Latehar, Jharkhand	Block 4	Rs.34,75,00,000/- (Indian Rupees Thirty-Four Crore and Seventy-Five Lakh only)	Rs.3,47,50,000/- (Indian Rupees Three Crore Forty-Seven Lakh and Fifty Thousand only)	Rs.10,00,000/- (INR Ten Lakh only)
All the plant and machinery and other moveable assets of the under construction thermal power plant (2 x 600 MW), located at 5 different CFS's locations in Kolkata	Block 5	Rs.5,75,00,000/- (Indian Rupees Five Crore and Seventy-Five Lakh only)	Rs.57,50,000/- (Indian Rupees Fifty-Seven Lakh and Fifty Thousand only)	Rs.5,00,000/- (Indian Rupees Five Lakh only)
Plant and Machinery and other moveable assets of the under construction thermal power plant (2 x 600 MW), located at CFS Century JJP, Kolkata	Block 6	Rs.4,00,00,000/- (Indian Rupees Four Crore only)	Rs.40,00,000/- (Indian Rupees Forty Lakh only)	Rs.5,00,000/- (Indian Rupees Five Lakh only)
Plant and Machinery and other moveable assets of the under construction thermal power plant (2 x 600 MW), located at CFS Balmer Lawrie, Kolkata	Block 7	Rs.1,51,50,000/- (Indian Rupees One Crore Fifty-One Lakh and Fifty Thousand only)	Rs.15,15,000/- (Indian Rupees Fifteen Lakh And Fifteen Thousand only)	Rs.3,00,000/- (Indian Rupees Three Lakh only)
Plant and Machinery and other moveable assets of the under construction thermal power plant (2 x 600 MW), located at CFS Container Corporation of India Limited, Kolkata	Block 8	Rs.18,00,000/- (Indian Rupees Eighteen Lakh only)	Rs.1,80,000/- (Indian Rupees One Lakh and Eighty Thousand only)	Rs.1,00,000/- (Indian Rupees One Lakh only)
Plant and Machinery and other moveable assets of the under construction thermal power plant (2 x 600 MW), located at CFS Century Sonai, Kolkata	Block 9	Rs.9,00,000/- (Indian Rupees Nine Lakh only)	Rs.90,000/- (Indian Rupees Ninety Thousand only)	Rs.50,000/- (Indian Rupees Fifty Thousand Only)
Plant and Machinery and other moveable assets of the under construction thermal power plant (2 x 600 MW), located at CFS Central Warehousing Corporation, Kolkata	Block 10	Rs.4,50,000/- (Indian Rupees Four Lakh and Fifty Thousand only)	Rs.45,000/- (Indian Rupees Forty-Five Thousand only)	Rs.25,000/- (Indian Rupees Twenty-Five Thousand Only)

## Terms and Condition of the E-auction are as under

1. E-Auction will be conducted on an “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER THERE IS BASIS” and “WITHOUT RECOURSE BASIS” through approved service provider M/s Linkstar Infosys Private Limited ([www.eauctions.co.in](http://www.eauctions.co.in)).
2. The Complete E-Auction process document containing the details of the Assets, online e-auction Bid Form, Declaration and Undertaking Form, Confidentiality Undertaking, Letter of Authority for site visit, General Terms and Conditions of online auction sale are available on website [www.eauctions.co.in](http://www.eauctions.co.in). Contact: Mr. Dixit Prajapati at +91 78741 38237 and [admin@eauctions.co.in](mailto:admin@eauctions.co.in).
3. *On-going to the link [www.eauctions.co.in](http://www.eauctions.co.in), bidders will have to search for the mentioned company by using either one of the two options, (i) Company’s name (ESSAR POWER (JHARKHAND) LIMITED), or by, (ii) State and property type.*
4. The Auction is conducted as per the further Terms and Conditions of the Bid document and as per the procedure set out therein. Bidders may go through the website of the service provider, [www.eauctions.co.in](http://www.eauctions.co.in) and of Corporate Debtor, [www.epjl.co.in](http://www.epjl.co.in) for bid documents, the details of the secured asset put up for auction / obtaining the bid form.
5. The intending bidders, prior to starting their due diligence process, should submit the eligibility documents. Kindly note that it is mandatory for the intending bidders to submit the following documents in advance, not later than **January 27, 2023 (Friday)**,
  - a. Confidentiality Undertaking by the Prospective Bidder (Format C)
  - b. Notarised Affidavit and Undertaking by the Prospective Bidder (Format D)
  - c. Letter of Authorization by the Prospective Bidder (Format E) alongwith Undertaking of Authorised Representative (Appendix to Format E)
  - d. Additional Undertaking by the Prospective Bidder (Format F)All the above-mentioned documents are available in the process memorandum.
6. Basis the documents submitted, if the intending bidder meets the eligibility criteria of the auction, then he / she / they will be declared as the Eligible Bidders, within 24 hours of submission of the above-mentioned documents.
7. The Eligible Bidders, prior to submitting their EMD or bid, should make their independent inquiries regarding the title of property, dues of local taxes, electricity and water charges, maintenance charges, if any and inspect the property at their own expenses and satisfy themselves. The properties mentioned above can be inspected only by the eligible bidders by contacting Mr. Nikhil Sharma at +91 88285 76197 and emailing the Liquidator alongwith the below mentioned documents. The inspection will not be allowed without prior appointment.
8. The inspection or the due diligence of the assets put up for auction can be conducted only by the Eligible Bidders. The inspection of the assets located at Tori and 5 CFs in Kolkata will be conducted between **January 28, 2023 (Saturday) and February 04, 2023 (Saturday)**. The inspection of the assets will be facilitated between 11:00 AM to 4:00 PM for all the dates.
9. The Eligible Bidders can request for inspection on other dates; however, the Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the auction process applicant.
10. The Eligible Bidders are required to deposit Earnest Money Deposit (EMD) amount through DD / NEFT / RTGS in the Account of “Essar Power (Jharkhand) Limited - In Liquidation”, Account No.: 000405122934, ICICI Bank, Branch: Nariman Point, Mumbai, IFSC Code - ICIC0000004, drawn on any Scheduled Bank before 5 PM on **February 06, 2023 (Monday)**.
11. The Eligible Bidders should submit the evidence for EMD Deposit 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) Notarised Affidavit and Undertaking by the Prospective Bidder, as per Format D (7) Board Resolutions in case of company or Authority Letter in case of a Partnership firm or LLP and Address Proof (8) Bid Application Form as per Annexure I (9) Declaration by Bidder, as per Annexure II, (10) Confidential Undertaking by the Prospective Bidder, as per Format C, (11) Letter of Authorization by the Prospective Bidder, as per Format E, alongwith the Undertaking of the Authorised Representative, as per Appendix to Format E, (12) Additional Undertaking by the Prospective Bidder, as per Format F. The Formats and the Annexures can be downloaded from [www.eauctions.co.in](http://www.eauctions.co.in). These documents should reach the office of the liquidator or by e-mail, at the address given below on or **before 5 PM on February 06, 2023 (Monday)**.
12. The name of the Eligible Bidders will be identified by the Liquidator to participate in e-auction on the portal ([www.eauctions.co.in](http://www.eauctions.co.in)). The e-auction service provider (Linkstar Infosys Private Limited) will provide User id and password by email to eligible bidders.
13. 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 Eligible 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. **The Highest bid amount is exclusive of applicable GST, TCS and any other applicable stamp duties / transfer charge, fees etc.**

14. It is advisable and recommended to bid before end time of extended period to avoid last moment issues like connectivity problem, power cut problem, internet failure and non-submission of bid due to any other circumstances. Linkstar Infosys Private Limited shall not be liable for non-submission of last moment bids due to such reason.
15. The EMD of the Successful Bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded within the timelines mentioned in the process memorandum. 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 from the date of the e-auction. The timeline for payment of entire sale consideration can be extended up to 90 (Ninety) days from the date of the e-auction. However, the payment made after the 30 (Thirty) days from the date of the e-auction shall attract interest at the rate of 12%. Default in deposit of the balance amount including the stated interest, if any by the Successful Bidder within the time limit as mentioned in the LOI would entail cancellation of sale and forfeiture of the entire amount deposited (EMD + Any Other Amount) by the Successful Bidder.
16. The Successful Bidder shall bear the applicable stamp duties / transfer charge, fees etc. and all the statutory / non- statutory dues, taxes, rates, assessment charges, fees etc. in respect of the assets put on auction.
17. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any property or portion thereof from the auction proceeding or change any terms of auction at any stage without assigning any reason thereof.
18. The sale certificate / agreement will be issued in the name of the Successful Bidder only and will not be issued in any other name.
19. The sale shall be subject to provisions of Insolvency and Bankruptcy Code, 2016 and Regulations made thereunder. **E-auction date & Time: February 08, 2023 (Wednesday) from 3.00 PM to 4.00 PM (with unlimited extension of 5 min.)**
20. The Eligible Bidders, participating in the E-Auction, will have to bid for at least the Reserve Price, and increase their bid by a minimum incremental amount as mentioned in the table above.
21. It shall be the endeavor of the Liquidator to sell all blocks and maximize overall recovery. While evaluating bids, the Liquidator may provide preference to bids for more than one block. The Liquidator may provide preference to bid (or combination of bids) that provides higher overall recovery even if, for one particular block, some other bid provides for a higher offer than a consolidated bid for that one block.

**Huzefa Fakhri Sitabkhan**

**Liquidator**

**Essar Power (Jharkhand) Limited - In Liquidation**

IP Registration No: IBBI/IPA-001/IP-P00031/2017-18/10115

Authorization for Assignment valid till December 23, 2023

Think Capital Insolvency Professionals LLP,

1011-1012, Dalamal Tower, Free Press Journal Marg,

211, Nariman Point, Mumbai - 400 021.

Email: [epjl.lq@gmail.com](mailto:epjl.lq@gmail.com), [huzefa.sitabkhan@gmail.com](mailto:huzefa.sitabkhan@gmail.com)

**Date:** January 13, 2023

**Place:** Mumbai