

Sale Notice

Oswal Spinning and Weaving Mills Limited

(Under Liquidation)

Liquidator: Mr. Hemanshu Jetley

Address for correspondence: S.C.O- 818, First Floor, above YES Bank, NAC, Manimajra, Chandigarh- 160101

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E-Auction

Sale of Assets under Insolvency and Bankruptcy Code, 2016

Date and Time of E-Auction: 21 December 2020 at 3:00 P.M. to 5:00 P.M.

(With unlimited extension of 5 minutes each)

Sale of Assets and Properties owned by Oswal Spinning and Weaving Mills Limited (under Liquidation) forming part of Liquidation Estate formed by the Liquidator, appointed by the Hon'ble National Company Law Tribunal, Chandigarh vide order dated 13 December 2019. The sale will be done by the undersigned through the e-auction platform <https://resolutionbazaar.com>

Asset	Block	Reserve Price (in Rs.)	EMD Amount (in Rs.)	Incremental Value (in Rs.)
Land & Building located at Industrial Plot, Sub Tehsil Payal, District Ludhiana, Punjab (Land measuring 89,439 sq yards)	A	13.26 Crores	1.32 Crores	10 Lakhs

NOTE: The sale of assets mentioned above will be subject to GST (if applicable) to be borne by the buyer in addition to the sale value.

MODE OF SALE:

Block A to be sold in accordance with mode prescribed in Regulation 32 (d) of the IBBI (Liquidation Process) Regulations, 2016 i.e. sale of assets in parcels.

Terms and Condition of the E-auction are as under

- E-Auction will be conducted on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS BASIS" through approved service provider 'Resolution Bazaar'.
- 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://resolutionbazaar.com> on this link: <https://resolutionbazaar.com/threads/land-and-building-for-sale-oswal-spinning-and-weaving-mills-ltd.128104/> In case of any technical problem, kindly contact at helpdesk@resolutionbazaar.com.
- The intending bidders, prior to submitting their 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 by the prospective bidders at the site with prior appointment, contacting **Mr. Gaurav: +91-73411 05241**.
- The intending bidders are required to deposit Earnest Money Deposit (EMD) amount either through DD/NEFT/RTGS in the Account of "**OSWAL SPINNING AND WEAVING MILLS LTD UNDER LIQUIDATION**", Account No.: **33060210001318**, IFSC Code: **UCBA0003306**, Branch: **UCO BANK, MANIMAJRA**, or through DD drawn on any Scheduled Bank in the name of "**OSWAL SPINNING AND WEAVING MILLS LTD UNDER LIQUIDATION**" or give a Bank Guarantee for the EMD Amount as per Format A or Format B as given in the Complete E-Auction process document.

5. The intending bidder should submit the evidence for EMD Deposit or Bank Guarantee 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, as per Annexure 1 (7) Bid Application Form as per Annexure II (8) Declaration by Bidder, as per Annexure III, the formats of these Annexures can be taken from the Complete E-Auction process document("e-auction document"). **The scanned copy of these documents shall be shared electronically only in order to avoid physical contact in the wake of outbreak & spread of Covid-19 at ip.oswal808@gmail.com before 5:00 P.M. of 18 December 2020. The original copies shall be submitted when the same is called upon by the Liquidator.**
6. The Name of the Eligible Bidders will be identified by the Liquidator to participate in e-auction on the portal (<https://resolutionbazaar.com>). The e-auction service provider (Resolution Bazaar) 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 subject to approval by the Liquidator and a communication to that effect will be issued by the liquidator to the successful bidder through electronic mode.
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 of 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, fees etc. and all the local taxes, duties, rates, assessment charges, fees etc. in respect of the property put on auction.
10. 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 at any stage without assigning any reason thereof.
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 will have the absolute power to cancel the auction process after the consultation with the stakeholders.
14. The interested Bidder(s) shall be provided access to the virtual data room established and maintained by the Company acting through the Liquidator in order to conduct a due diligence of the business and operations of the Company. The interested bidder(s) shall be provided access to the information in the Data Room until the E- Auction Date. The access to, and usage of the information in the Data Room by the interested bidder(s) shall be in accordance with the rules as may be set forth by the Liquidator from time to time.
15. E- auction date & Time: **21 December 2020** from 3:00 P.M. to 5:00 P.M. (with unlimited extension of 5min).

Sd/-

Hemanshu Jetley

Liquidator in the matter of Oswal Spinning and Weaving Mills Limited

(Regn. No-IBBI/IPA-001/IP-P00219/2017-2018/10457)

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Date: 28.11.2020

Place: Chandigarh