



CONCAST

**Concast Steel & Power Limited
(in liquidation)**

Rajarhat Land (Asset Lot – 6)

Asset Sale Memorandum

December 2018



Preface

As you may be aware, The Hon'ble NCLT, Kolkata Bench, vide their order dated 26th September 2018 has ordered the liquidation process to begin for the assets of Concast Power & Steel Limited ("Company") and has appointed Mr. Kshitiz Chhawchharia (Reg. No. IBBI/IPA-001/IP-P00358/2017-18/10616) as the Liquidator of the Company.

In view of the same , the assets of the company including 4 manufacturing locations and a corporate office unit are proposed to be sold on an asset lot basis.

Section 35 of the Insolvency and Bankruptcy Code, 2016 ("the Code"), inter-alia, empowers the Liquidator to sell the immovable and movable property and actionable claims of a company in liquidation by public auction or private contract, with power to transfer such property to any person or body corporate, or to sell the same in parcels in such manner as may be specified.

This document is aimed at providing interested buyers key details about the Rajarhat Land (Asset lot 6) of the Company being offered for sale under liquidation process.

Currently, the Asset lot 6 of the Company are being offered to the interested buyers on an Asset lot basis.

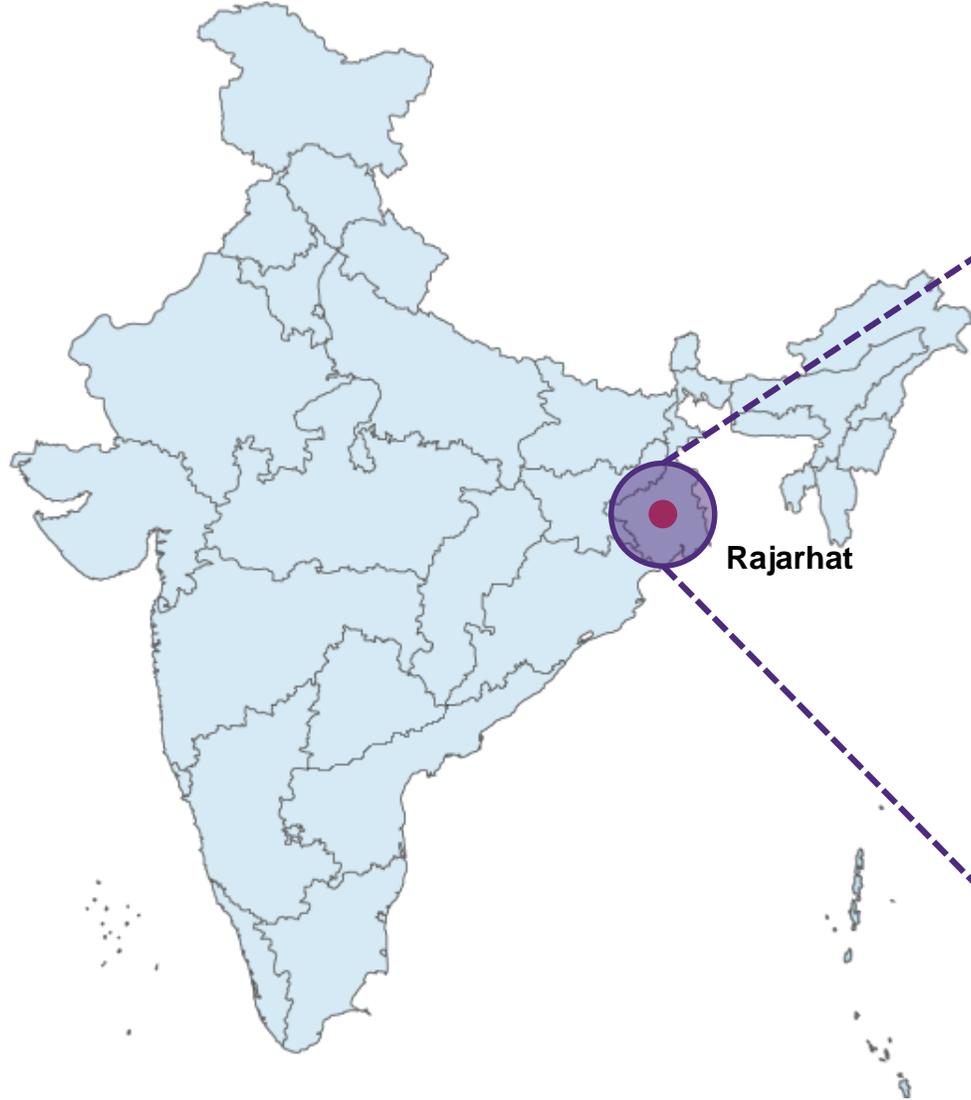
Abbreviations

IBC	Insolvency & Bankruptcy Code 2016	NCLT	National Company Law Tribunal
MTPA	Metric Tons Per Annum	JSG	Jharsuguda
CAGR	Compounded Annual Growth Rate	SKLM	Srikakulam
EBITDA	Earnings Before Interest Tax Depreciation and Amortization	BNK	Bankura
EBIT	Earnings before Interest & Tax	RKL	Rourkela
PAT	Profit After Tax	CBIL	Concast Bengal Industries
INR	Indian Rupees	CIL	Concast Ispat Ltd.
QC	Quality Control	DSL	Dakuni Steels Limited Srikakulam
USD	United States Dollars	SMS	Steel Melting Shop
DRI	Direct Reduced Iron	EAF	Electric Arc Furnace
MBF/ BF	Mini Blast Furnace	SCN	Show Cause Notice

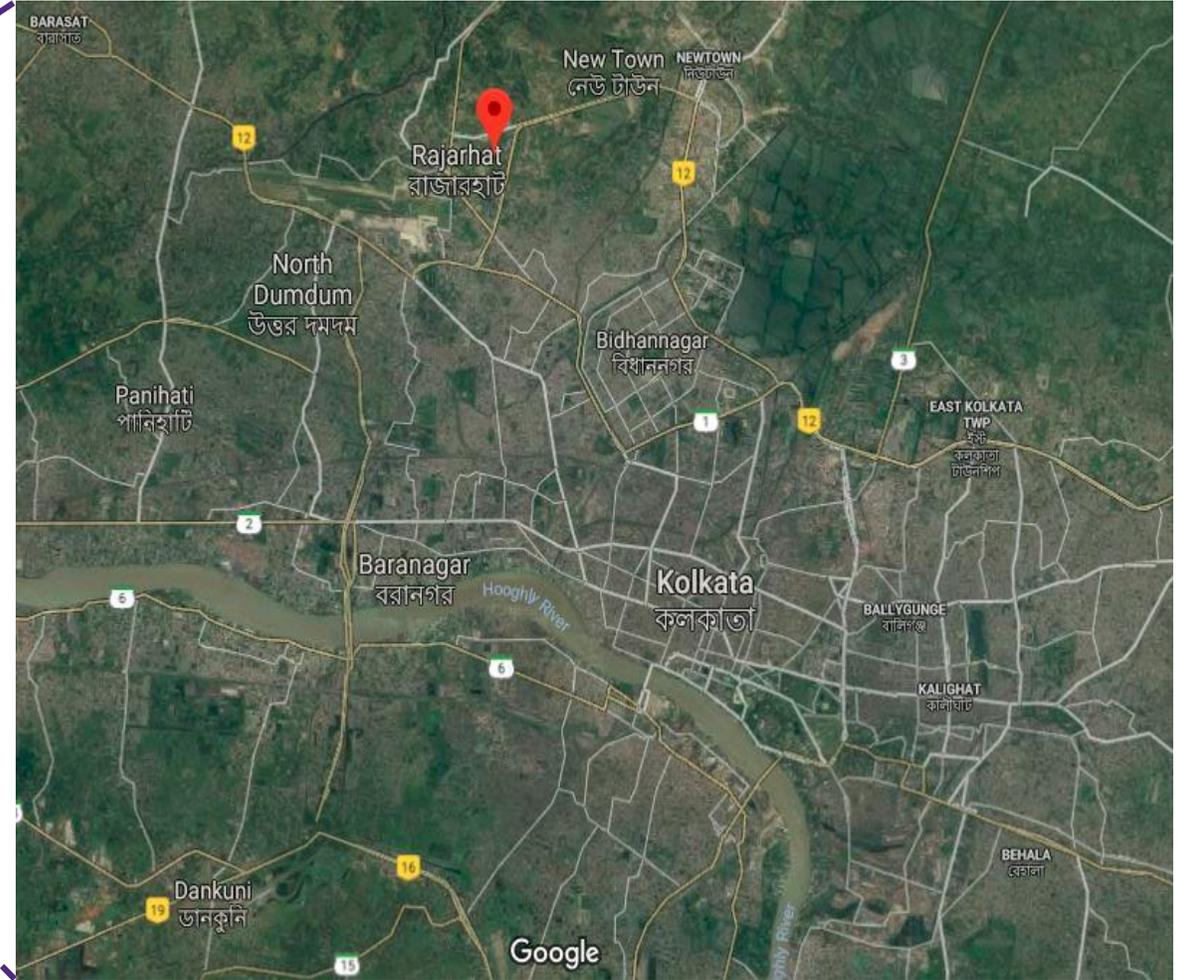
ASSET LOT - 6

RAJARHAT LAND (TO BE SOLD AS REAL ESTATE UNIT)

The Hon'ble NCLT, Kolkata Bench, vide their order dated 26th September 2018 has appointed **Mr. Kshitiz Chhawchharia (Reg. No. IBBI/IPA-001/IP-P00358/2017-18/10616)** as the **Liquidator of the company** with directions to liquidate the assets of the **Land in Rajarhat** as per the provisions laid under the Insolvency and Bankruptcy Code, 2016.



Satellite image



Rajarhat Land – Area Details

Strategic Location

- ▶ Proximity to City Centre 2 (Prime Shopping Mall)
- ▶ Proximity to Swisshotel, Mayfair Banquets and other Hospitality Chains
- ▶ Closely connected to various luxury apartments
- ▶ 20m Wide road adjoining the property
- ▶ Silicon Valley Asia is proposed to be built in the adjoining area

Address & Area

Location	Premises No.07-0775 in street No.775, Erstwhile (plot No. IID/29 in AA-IID) Situated in New Town, Kolkata under Mouza-Noapara, J.L No.11, P.S. New Town, Dist: 24 Parganas (North) under erstwhile Rajarhat Gopalpur Municipality
Area	~ 0.9 Acres

Connectivity



Netaji Subhash Chandra Bose international Airport is ~5 KM from the Rajarhat Land



~18 KM from Howrah railway station
~15 KM from Sealdah railway station



Situated ~ 1 Km. from the local bus station which passes through the heart of the city also provides ample scope for road transport



Rajarhat Land – Map View

Close Proximity to City Centre 2 & major Hotels in the city



Rajarhat Land – Site Images



Thank You

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The information and opinions contained in this Memorandum are strictly confidential. Accordingly, the contents of this Asset Sale Memorandum and any other information or opinions subsequently supplied or given to you will constitute Confidential Information. On no account may this Memorandum (or any part of it) be copied, disclosed or made available to any person other than the recipient to whom it is addressed.

Disclaimer

The Memorandum does not purport to be all-inclusive or necessarily to contain all the information that a prospective buyer may desire in investigating the company or its divisions/units, and may be subject to revision or amendments. The Memorandum contains selected information to assist the recipient in making the initial decision to proceed with further investigation and is not intended to form the basis of any purchase transaction by a prospective buyer. All information provided herein is on the basis of information available with the company or in public domain received by the Liquidator and its advisors. The prospective purchaser must carry out their own due diligence, physical inspections and analysis of the company, its assets and of the data referred to in the Memorandum and should consult their own advisors in respect of the matters referred to and satisfy themselves as to the accuracy of all matters. The Liquidator and its advisors have not audited or verified accuracy of the information contained herein and hence cannot and do not accept any responsibility and/or liability for any loss or damage of whatsoever nature that may occur by reliance on it and howsoever arising.

No representation or warranty, express or implied, is given by the Liquidator or its advisors (and any warranty expressed or implied by statute is hereby excluded) as to the accuracy or completeness of the contents of this Memorandum or any other document or information supplied, or which may be supplied at any time or any opinions or projections expressed herein or therein, nor is any such party under any obligation to update the Memorandum or correct any inaccuracies or omissions in it which may exist or become apparent.

In no circumstances will the Liquidator be responsible for any costs or expenses incurred in connection with any appraisal or investigation of the company or for any other costs or expenses incurred by prospective buyer.

Should this Memorandum (through the act or default of the recipient) reach other persons without our written consent, the recipient will indemnify the company and the Liquidator against any loss or damage or other liabilities (including all costs), which they may suffer as a result. In providing this Memorandum, the Liquidator undertakes no obligation to invite the recipient to proceed with a further investigation of the company or to provide the recipient with any additional information, nor otherwise to negotiate with except in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016.

By requesting the Memorandum, recipients agree that they will on request, promptly return to Liquidator, this Memorandum and all further information and material, sent or made available without retaining any copies thereof or any notes, analyses or information relating thereto.

Any disputes or claim arising under or in connection with this document will be governed by and construed in accordance with the laws of India and be subject to the exclusive jurisdiction of the courts of Kolkata, India.