



**Concast Steel & Power Limited
(In Liquidation)**

New Town Land (Asset Lot – 6)

Asset Sale Memorandum

December 2025



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.

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.

KS1

This document is aimed at providing interested buyers key details about the New Town 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.

Slide 2

KS1

Include reference - NCLAT order part - as per dated , the liq has been directed to sell the asset, include NCLT reference

Krishna Shaw, 2025-11-04T12:41:43.019

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 rc Furnace
MBF/ BF	Mini Blast Furnace	SCN	Show Cause Notice

ASSET LOT - 6

NEW TOWN 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 company including **land in New Town** (*which is currently being offered on "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse" basis*) as per the provisions laid under the Insolvency and Bankruptcy Code, 2016.

The said asset is a leasehold land obtained from West Bengal Housing Infrastructure Development Corporation Limited ("WBHIDCO") through an Indenture of Lease dated 17th September 2012, for a period of 99 years, intended for establishing the corporate house of the Concast Ispat Limited.

On 6th September 2019, WBHIDCO filed an application (IA No 1763 of 2019) before the Hon'ble NCLT, Kolkata bench, seeking to restrain the liquidator from dealing with the said land. This application was dismissed by an order dated 30th August 2024.

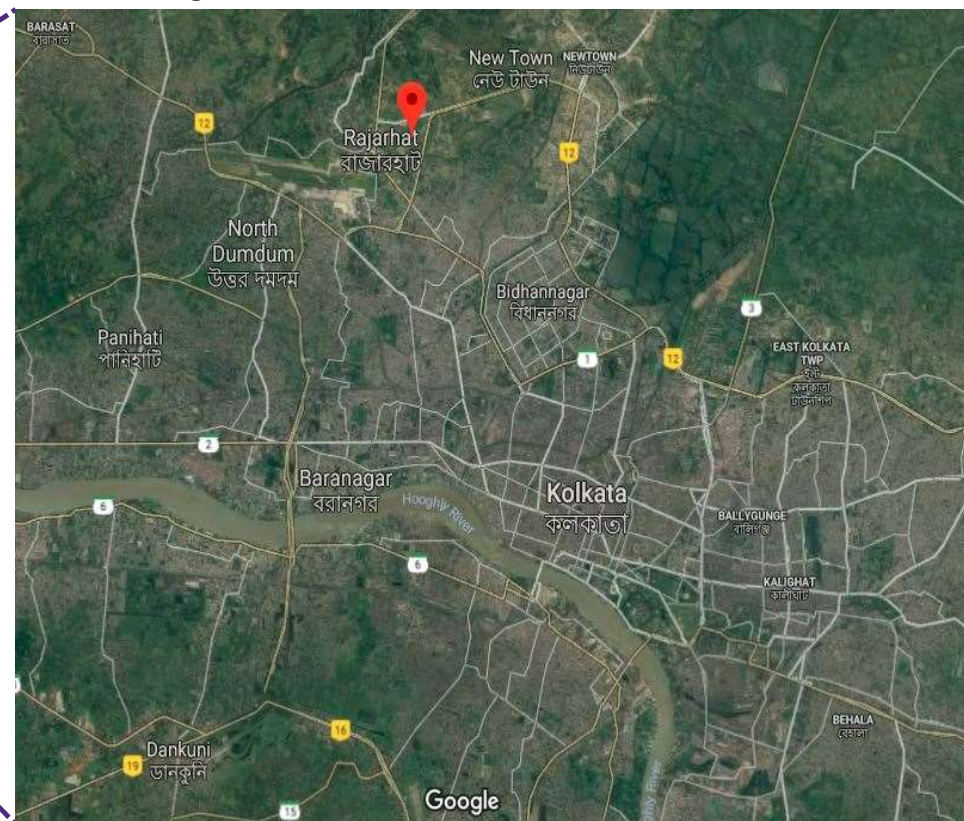
Subsequently, WBHIDCO preferred an appeal before the Hon'ble NCLAT (CAT No 2119 of 2024). However, the appeal was dismissed by the bench vide its order dated 28th October 2025.

Location



New Town land

Satellite image



New Town Land – Area Details

Strategic Location

- ▶ Proximity to City Centre 2 (Prime Shopping Mall)
- ▶ Proximity to Swissotel, Ozen Mansion Kolkata 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
- ▶ Upcoming Orange Line metro stations nearby (City Centre 2 Metro, Eco Park Metro), ensuring excellent public transport access.
- ▶ Proximity to Calcutta High Court.(proposed)
- ▶ Proximity to reputed schools and universities
- ▶ Proximity to ECO Park, and Kolkata International airport.
- ▶ Proximity to New Town IT Hub and Silicon Valley Asia Project

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
Land Area (Lease hold)	~ 0.9 Acres

Connectivity



~5 KM

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



~15 KM

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



~750 M

City Centre 2 - Metro Station is ~ 750 M from the New Town Land

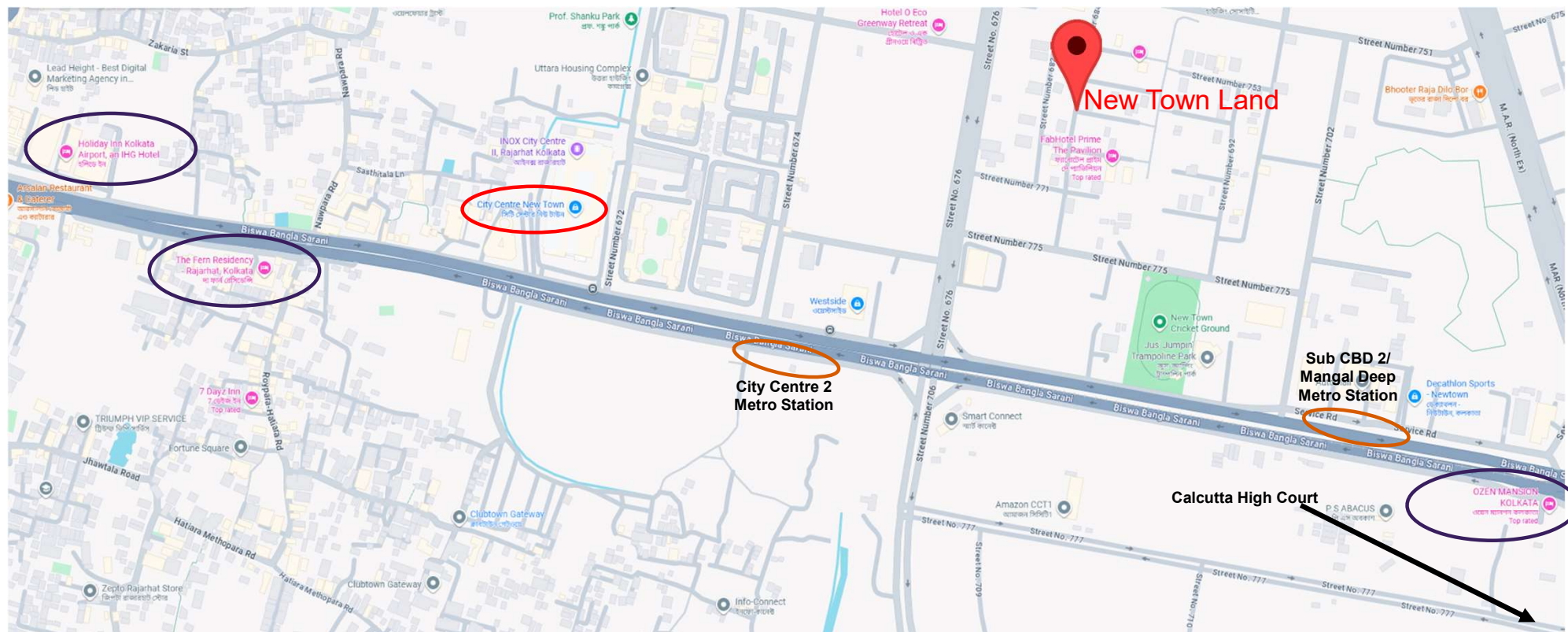


~1 KM

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

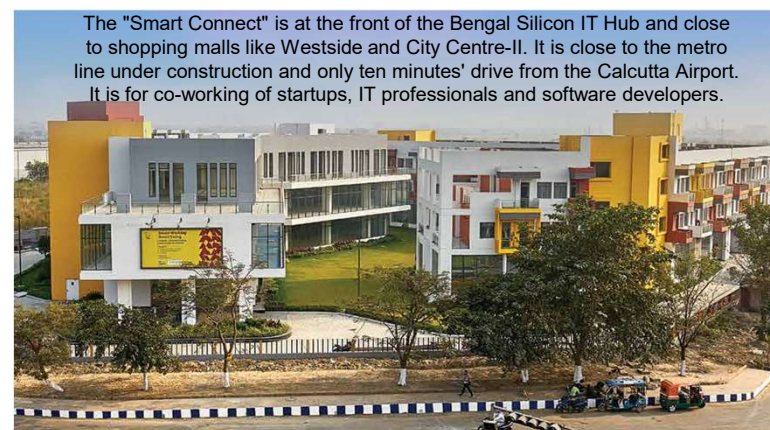
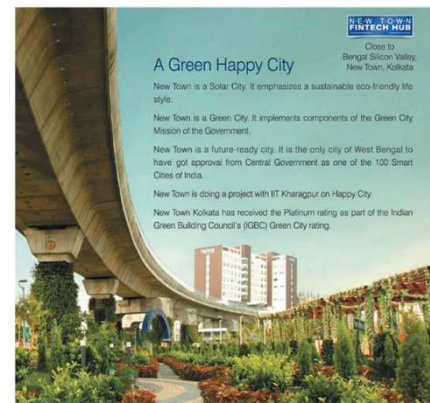
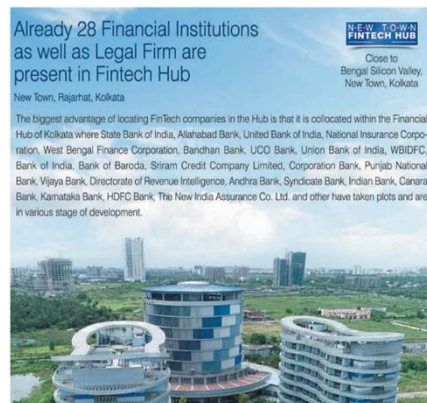
New Town Land – Map View

Close Proximity to City Centre 2 & major commercial hubs in the city

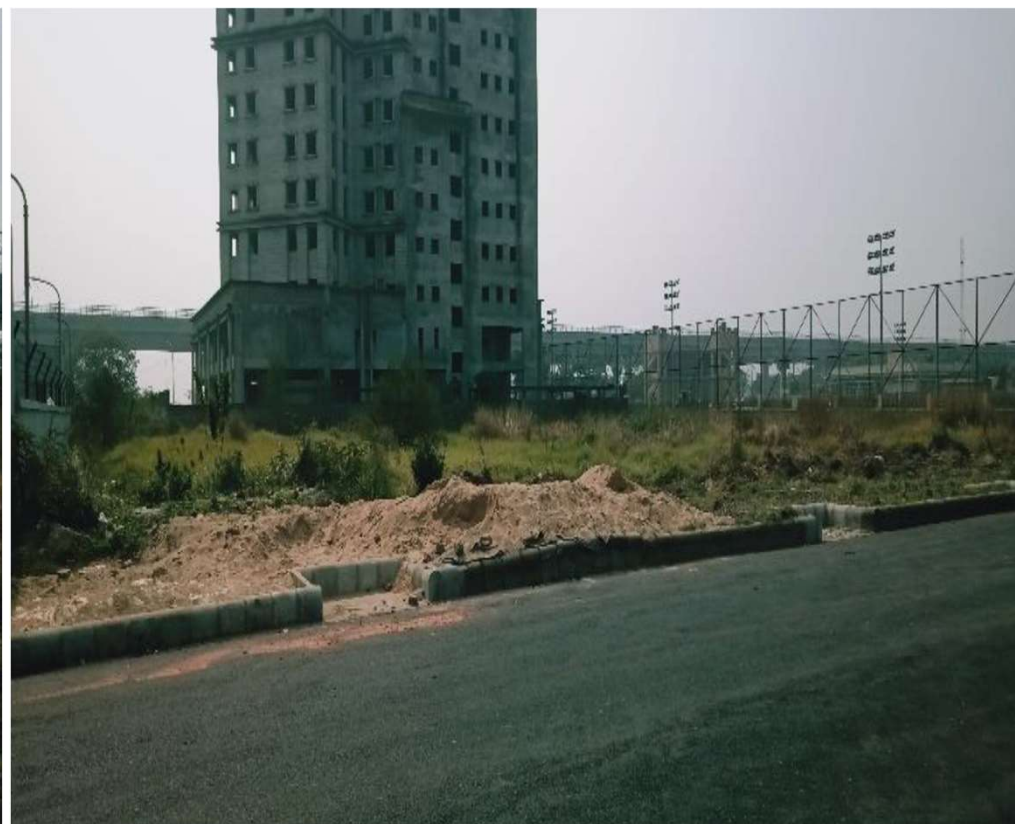


New Town Land – Map View

Major commercial facilities near the proposed land

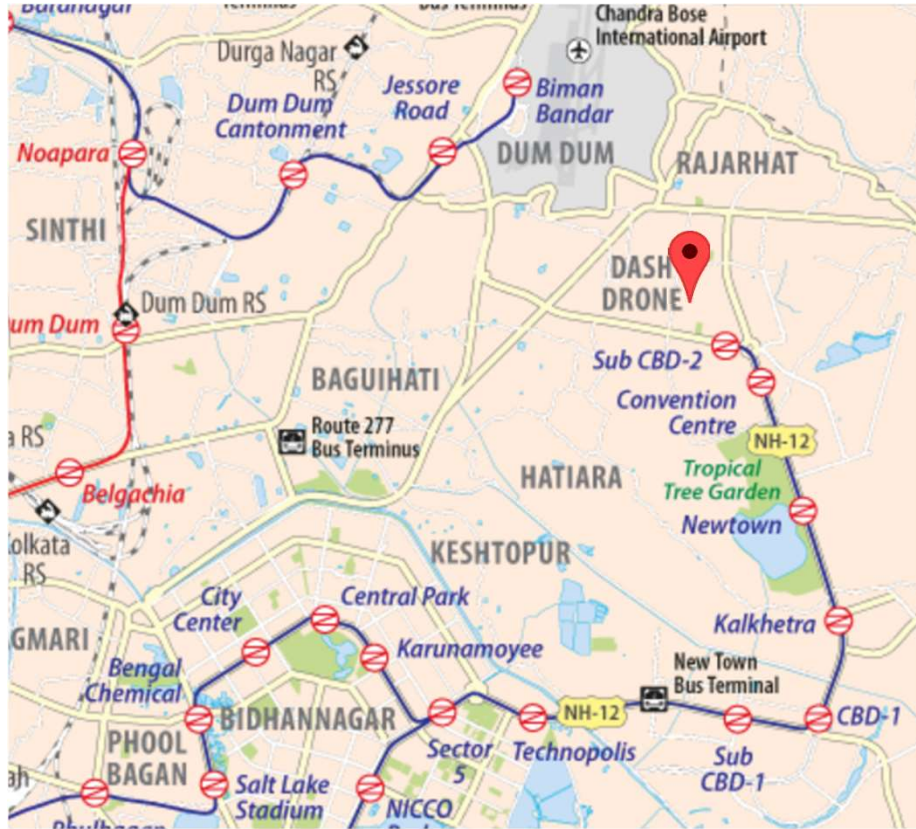


New Town Land – Site Images



New Town Land – Area Details

Metro Line



City Center 2



KOLKATA'S NEW IT SECTOR

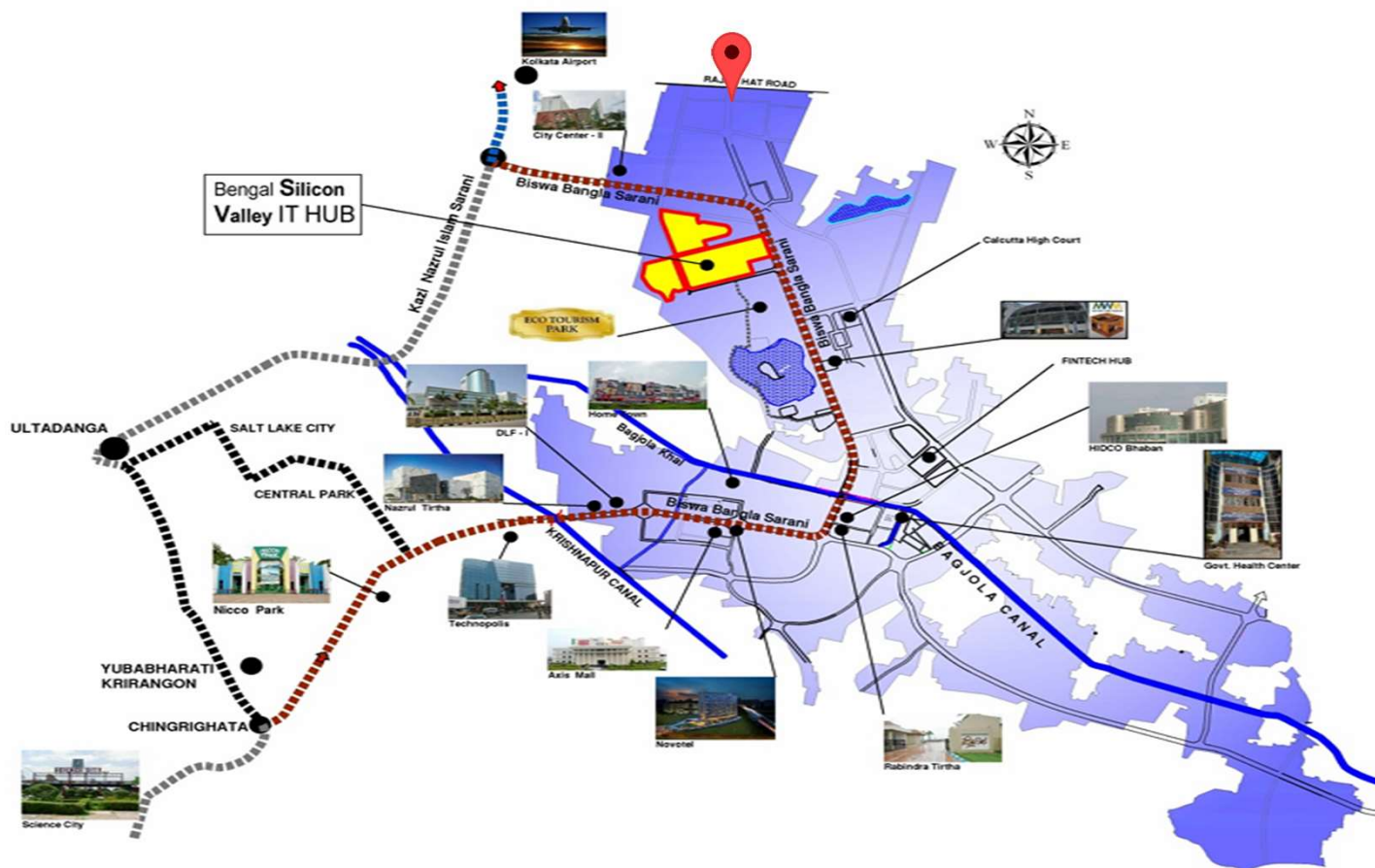


Ozen Mansion



New Town Land – Map View

Major facilities near new town land



Thank You

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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.

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.