



CONCAST

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

Corporate Office (Asset Lot – 5)

Asset Sale Memorandum

March 2021



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.

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.

The Corporate Office of the Company located at Dalhousie, Kolkata is proposed to be sold under liquidation process on as is basis (Asset Lot 5). This document is aimed at providing interested buyers key details about the Asset lot 5 being offered for sale under liquidation

Asset Lot	Assets description
1	Bankura unit located in West Bengal
2	Sodepur unit located in West Bengal – Successfully Auctioned
3	Srikakulam unit located in Andhra Pradesh
4	Jharsuguda unit located in Odisha – Successfully Auctioned
5	Corporate Office located in Kolkata, West Bengal

Quality Asset

- ▶ **Owned Corporate office with 5,858 Sq. Ft of total floor area (2 Units):**
 - **1) On first floor with 3,800 Sq. Ft of floor area and**
 - **2) On fifth floor with 1,339 & 719 Sq. Ft of floor area**
- ▶ **Furnished with plush cabins, meeting rooms, spacious cubicles. Ergonomic chairs and ductless air conditioners**

Strategic Location

- ▶ **Situated at a prime location in Kolkata with close proximity to major banking institutions & corporate houses**
- ▶ **Close to all major modes of transport**

ASSET LOT - 5

CORPORATE OFFICE

(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 **Corporate Debtor** as per the provisions laid under the Insolvency and Bankruptcy Code, 2016.

Corporate Office

Overview

- ▶ Situated at one of the **prime locations in Kolkata** with close proximity to major banking institutions & corporate houses.
- ▶ **Spacious office with a total area of 5,858 Sq. Ft** (3,800 Sq. Ft. on first floor with an additional space of 1,339 & 719 Sq. Ft. on fifth floor)
- ▶ **Furnished floors** with plush cabins, meeting rooms, spacious cubicles, ergonomic chairs and ductless air conditioners.

Google Map Location



<https://goo.gl/maps/yesyrSnbTtk>

Address & Area

Unit 1 located on 1 st floor	
Location	101 - First floor, No. 21 Hemanta Basu Sarani, Kolkata – 700001
Area	3,800 Sq. Ft

Unit 2 located on 5 th floor	
Location	511 & 512 - Fifth floor, No. 21 Hemanta Basu Sarani, Kolkata – 700001
Area	Total area of 2058 Sq. Ft

Accessibility



~17 KM

Netaji Subhash Chandra Bose international Airport is ~17 KM from Concast Office



~5 KM

~5 KM from Howrah railway station
~3 KM from Sealdah railway station

BANKS

~1 KM

Esplanade, hub for all government banking institutions is ~1 KM from office of Concast

Corporate Houses

~17 KM

Salt Lake Sector V, IT park is ~17 KM from office of Concast

Property Details

Back ground of the property

- ▶ The subject property is abutting on Hemanta Basu Sarani Road which is prominent commercial area of Kolkata city. Its geographical coordinates are 23° 17'01.90"N & 87°02'10.05"E.
- ▶ The subject property is situated in "Centre Point" – a commercial building equipped with two lift at each wing servicing various floors of the building. The building is G + Five storied construction. The building was constructed in the year of 1955-1959
- ▶ The building has a good frontage on Hemanta Basu Sarani Road. Additionally "Centre Point" building is situated in prime location of centrally located city of Kolkata approaching Dalhousie square & Government place east near east gate of Rajbhavan.

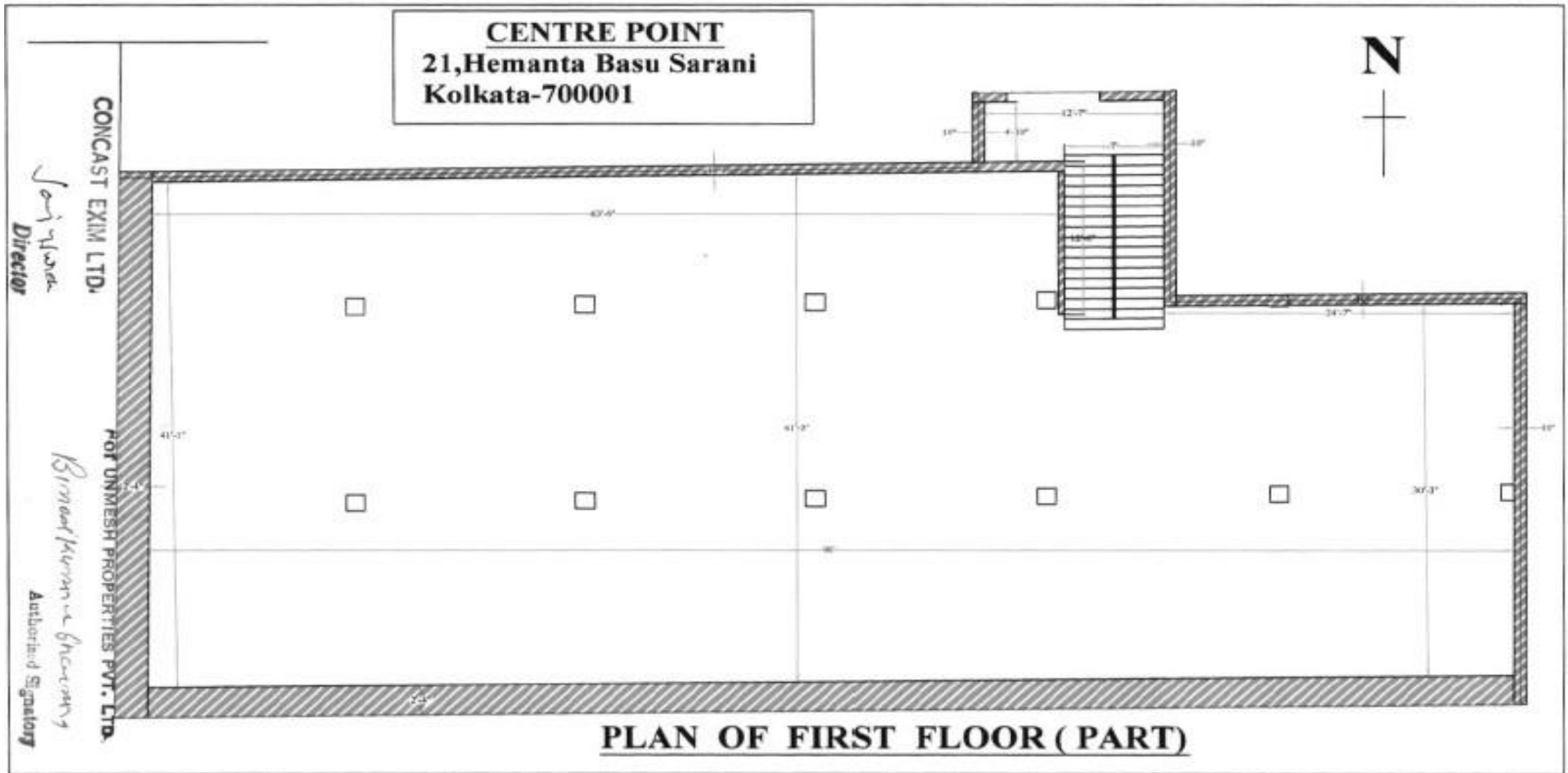
Inspection of the property

- ▶ As per copy of Sale Deed dated 15th December, 2009, the built-up area of Office no. 101 is 3,800 SFT and as per the copy of sale deed dated 6th April, 2004, the built-up area of Office No. 511 is 1,339 SFT and as per the copy of sale deed dated 6th April 2004 , the built up area of Office no 512 is 719 SFT
- ▶ As per the copy of sale deed the owner of the property i.e. Office No. 101 is M/s Concast Exim Limited and for Office No. 511 is M/s Concast Bengal Industries Limited and office no 512 is Concast Ispat Limited. However, under the companies Act, 1956 the group companies such as Concast Ispat Ltd, Dankuni Steels Ltd., Concast Bengal Industries Ltd., Concast Exim Ltd., Concast Global Ltd., Concast Vyapaar Ltd and Sureka Exports Ltd. has merged with Concast Steel & Power Ltd in December, 2015.
- ▶ The office no. 101 , 511 & 512 are covered with vitrified tiles flooring in working area. Mezzanine floor in office no. 101 , 511 & 512 is having wooden flooring. Majority area of the Office no. 101 , 511 & 512 having false ceiling with decorative lighting, Black granite marble flooring in Bath & W/c area, granite kitchen platform in pantry area, mosaic tiles flooring in common W.C. with dado up to full heights, wooden partitions work stations, glass doors, concealed wiring & plumbing, etc. were provided.

Surroundings

- ▶ The subject property is located in an established commercial real estate vector of Kolkata, with in Old Central Business District of Kolkata.
- ▶ The subject development is surrounded as follows
 - ▶ **North** : Partly By Larkins Lane and Partly by Premises No. 20, Old Court House Street, Kolkata
 - ▶ **South** : Partly by Premises No. 8, Government Place and Partly by Premises No. 9, Government Place, Kolkata
 - ▶ **East** : Partly by Premises No. 20, Old Court House Street, Kolkata and Partly By Old Court House Street, Kolkata (Now Hemanta Basu Sarani)
 - ▶ **West** : Partly by Premises No. 6 and 6/1, Wellesly Place and partly by Premises No. 2, Larkins Lane
- ▶ **Potential changes in surroundings**
 - ▶ As highlighted earlier, the subject site is situated in vicinity of the upcoming BBD bag Metro Station of the East West Metro Corridor which is expected to be completed in the near future, which is promote easement of connectivity of the region. However, the established nature of the subject micro market coupled with negligible availability of developable land parcels restricts any potential change in the near future.

Corporate Office – on first floor



Corporate Office – on First floor (Room No 101)

Internal view of the Conference room



Internal view of Work Station



Internal view of M/D. Office

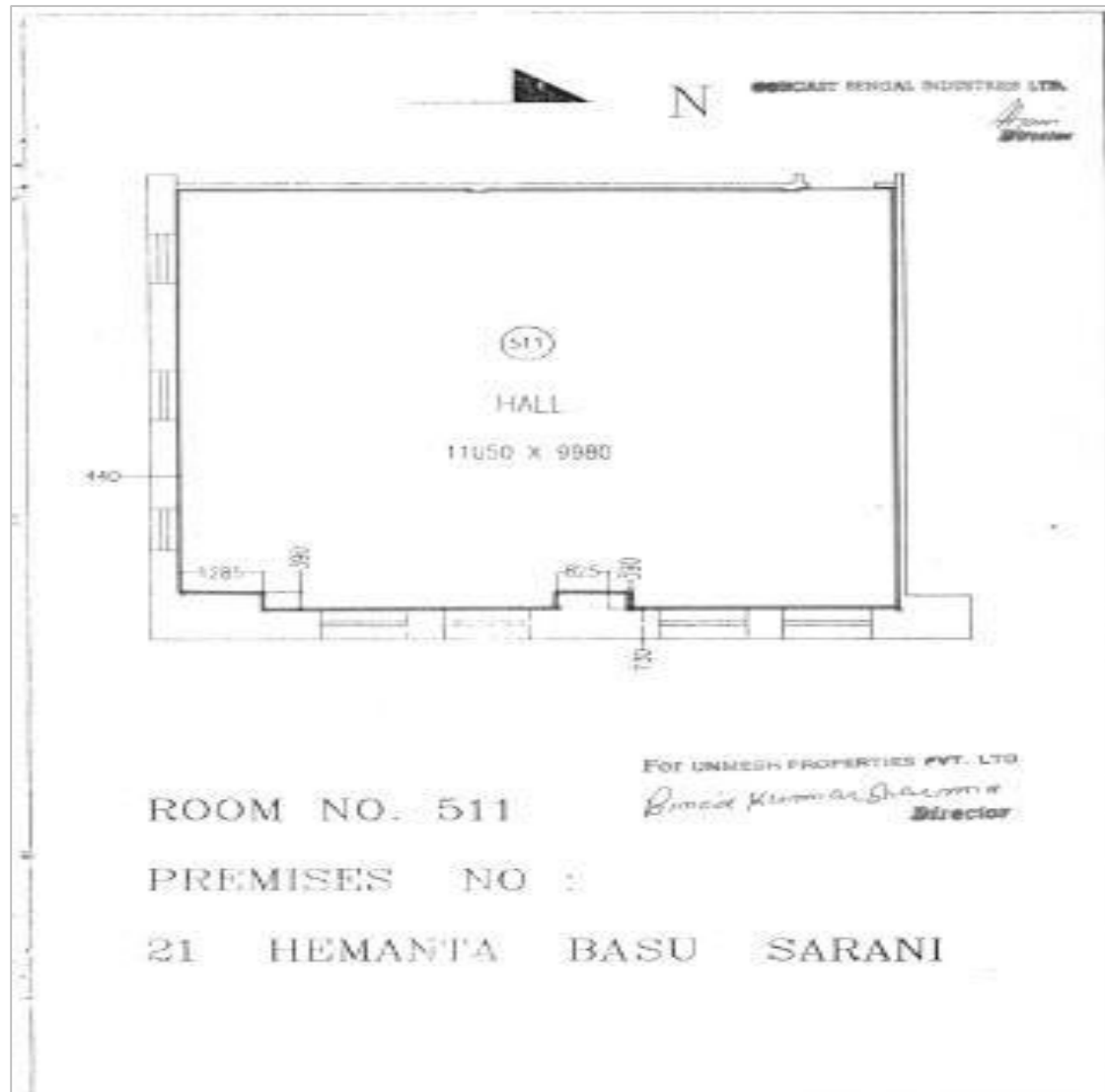


View of Account Work Station

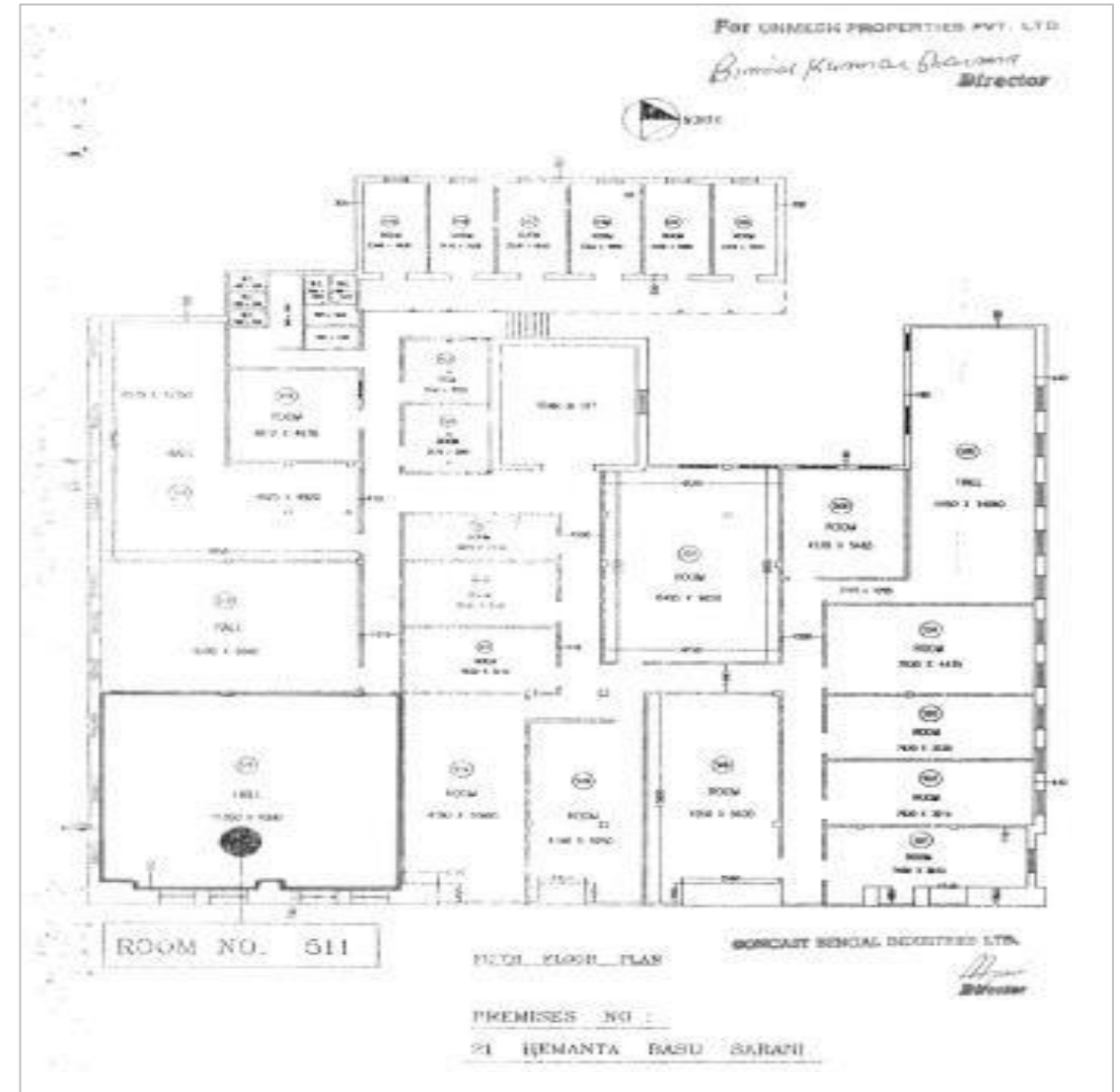


Corporate Office – on fifth floor (Room No 511)

Layout



Floor Plan



Corporate Office – on fifth floor (Room No 511)

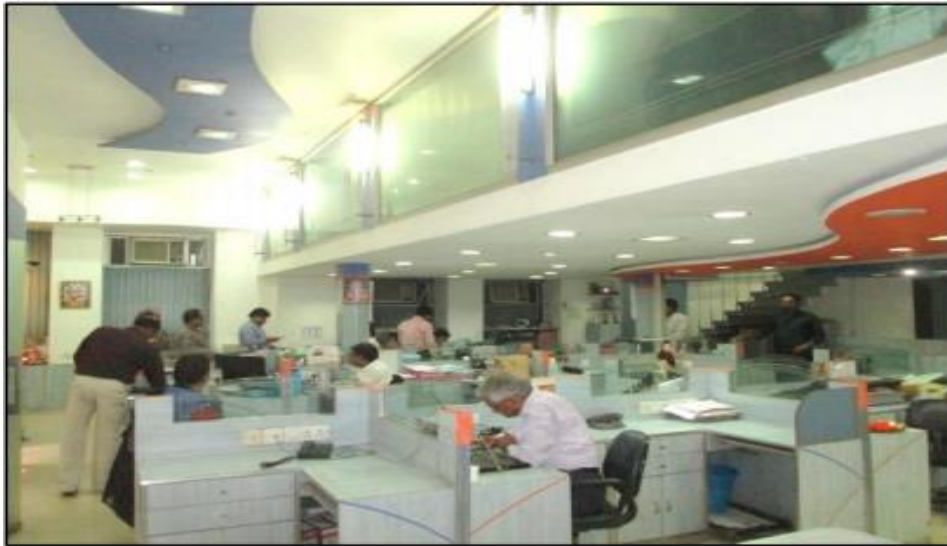
View of Entrance door of office no. 511 & 512



Internal view of Work Station



View of Work Station



External view of opposite Premises



Corporate Office – on fifth floor (Room No 512)

External view of subject property



Internal view of subject property



Internal view of the Subject Property



View of the Primary access road



Thank You

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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.

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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.

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