

**“BROCHURE OF AUCTION CUM TENDER FOR SALE OF ASSETS OF
M/S.INDIAN TECHNOMAC LIMITED IN THE MATTER OF COMPANY
PETITION 13 OF 2014”**

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Chapter-1

Introductory:

Whereas the Hon'ble High Court of Himachal has ordered vide Order dated.....25-10-2021 to file the Sale Notice for the Sale of the Assets of the company **M/s Indian Technomac Company Ltd.** Village Jagatpur, P O Misserwala, Paonta Sahib-173001 Himachal Pradesh through Auction Cum Tender Process. Since the Department of Excise and Taxation have overtaken the physical possession of the Assets of the Company as appended to the Schedule through the Deputy Commissioner , State Taxes and Excise ,Distt Sirmour and the same have been ordered by the Hon'ble High Court as deemed in the symbolic possession of the Competent Authority and now proposed to be sold by Auction Cum Tender on the basis of **“As is where is”, “As is what is” and “Whatever there is” on dated 28th December .2021....**

And whereas the department of Excise and Taxation have taken all steps under the law to recover its outstanding Amount of Rs.2176.86* Crores,[Two Thousand One Hundred Seventy Six Crores and Eighty Six Lacs] from the company ,but the company failed to deposit the same, therefore the assets of the company were attached under HP Land Revenue Act and these assets were liable to be sold through Auction Cum Tender in order to recover the outstanding liabilities in the said Company Petition pending before the Hon'ble High Court in the Company Petition 13 of 2014.The Auction cum Tender Process is proposed to be carried as per the Auction Schedule appended in Four Schedules [I to IV]

Chapter No-2

BRIEF HISTORY OF INDIAN TECHNOMAC COMPANY LTD

The aforementioned Industrial Unit is located over an area of about 265-14-16Bhighas and is a newly constructed Industrial unit w.e.f. 2009-10 for the manufacturing of noble Alloys under the Central Industrial Package of Central Excise, Income Tax and various other Industrial concessions as admissible under the said package from time to time. Apart from the Large Industrial sheds made up of RCC,STEEL FABRICATION, various other utility services, Viz-132/33 KV Sub-Station, DG Sets Captive Power Plants, Anti Pollution Systems, STP, ETP, Various Utility and Raw/Finishing Materials Storages systems, Industrial Cables Network, Plant and Machinery of the Steel Manufacturing Unit, Administration Block, Canteens, Internal Roads, Weigh Bridges, Raw Materials, Material Handling Equipment's and Automobiles, Office equipment's and other goods and services centers of the said company; as is where is basis. Indian Technomac Company Ltd., incorporated on 2007 was an Indian based company which carries on the business of manufacturing & service provider of ferro manganese high carbon, ferro chrome extra low carbon & ferro chrome low carbon since 2007 in Paonta Sahib, H.P. The company has its registered office in the State of Himachal Pradesh. **FERRO TITANIUM, FERRO MANGANESE, FERRO VANADIUM, FERRO SILICOM, FERRO CHROME, FERRO ALLOYS WERE MAIN PRODUCTS OF THE COMPANY.** Company stopped it manufacturing since 2014. The company is under liquidation & the property is under the custody of the Excise Department of Himachal Pradesh, which has deputed home guards round the clock to guard the assets of the company.

DEFAULT OF THE FIRM

M/s Indian Technomac Company Ltd., at Paonta Sahib in Himachal Pradesh has defaulted Rs 2,100 crore on excise front. It also owes Rs 2,167 crore to various banks. Not only this, the company has also defaulted on provident fund contribution of employees as well as employer. The total default of the firm is

around Rs 4,300 crore, excluding the unsecured loan taken by it. The firm Indian Technomac Co. Ltd. registered with the Registrar of Companies, Himachal Pradesh, is currently under liquidation. **(Source: Internet).**

EXCISE DEPARTMENT DEFAULT

According to information, the Himachal Government lost Rs 2,176.86 crore (approx.) in excise revenue in the past three years as the company defaulted on payment. According to sources, when the company's inter-state sales were examined, it had come to the notice of the Excise Department that most of its sales were fake. The company became sick and closed its operations in 2014.

LOCATION

At Indian Technomac Company Ltd was having its registered office at Village Jagatpur, P.O. Misserwala, Tehsil Paonta Sahib District Sirmour (H.P.); The products were manufactured in its plant located at Village Jagatpur, P.O. Misserwala, Tehsil Paonta Sahib District Sirmour (H.P.) Paonta is one of the growing industrial towns of Himachal Pradesh. It is well connected by road to all the major cities of the country.

QUALITY POLICY PROCESSES AT INDIAN TECHNOMAC

Understanding customers requirement and ensuring to supply as per these requirements is realized with the help of quality assurance & Quality control group at **Indian Technomac** across the entire business chain of supplies, operations and marketing appropriate quality assurance systems were in place to ensure correctness at each step of the cycle. The company was in process of Acquiring ISO-9001-2000 Certification of the plant to provide testimony to this. Alongside ISO 14001 and ohsas 18001 system certification was also in process to assure concern and protection toward environment and for providing a safe & favorable working conditions for the employees.

PAONTA SAHIB

Paonta Sahib is one of the major industrial towns of Himachal Pradesh in India. It is located in the south of Sirmour district, on National Highway 72. Major

industries are cement production (Cement Corporation of India in Rajban), power generation and renewable energy, pharmaceuticals (Sun Pharmaceutical, Mankind Pharma Limited), textiles, chemicals and food, as well as Asia's biggest limestone market at Sataun. Paonta Sahib is an important place of worship for Sikhs, hosting a large Gurdwara named Gurudwara Paonta Sahib, on the banks of the river Yamuna. The river is the boundary between the states of Himachal Pradesh and Uttarakhand.

PLACES TO VISIT

Paonta Sahib is an important religious spot for Sikhs and an industrial town. It is believed that Guru Gobind Singh's horse stopped at Paonta Sahib on its own and stayed here. Guests typically visit Paonta Sahib enroute on Chandigarh - Dehradun route or a day visit from Dehradun.

Recommendations

Major Sikh Pilgrimage Destinations in India"50 kms from Dehradun, 150 kms from Chandigarh, Paonta Sahib is an important pilgrimage for Sikhs. It is believed that Guru Gobind Singh's horse stopped at this place on its own and he decided to stay here."Significant Pilgrimages on Dehradun - Chandigarh route"Paonta Sahib (50 kms from Dehradun, 150 kms from Chandigarh) is a significant pilgrimage for Sikhs and there is a large Gurdwara here situated by the River. Paonta Sahib is popularly as a standalone pilgrimage ex-Dehradun "

Access Information

Nearest Airport -Dehradun (50 kms), Chandigarh (120 kms), Shimla (180 kms)
Nearest Railway Station - Dehradun (50 kms), Saharanpur (69 kms), Rishikesh (96 kms)

DEVELOPMENT PROFILE OF CITY/AREA

Paonta Sahib is a city surrounded by the beauty of Sirmour District in Himachal Pradesh. An industrially sound city, Paonta Sahib is considered a sacred place for the Sikhs who not just reside there but visit the place all year round. The city is famous for its Gurudwara Paonta Sahib, the history of which stays closely connected with the city and recalls tales from the lives of Sikh Gurus. Along

with this, the city is seen as a great center for industrial activities with a number of units set up along its area. Paonta Sahib thus remains a popular tourist destination by being located close to famous hill stations and offering a lot more in the city itself.

INDUSTRIAL SCENARIO

Industries play a major role when speaking of Paonta Sahib. Not only are some of the prominent industries namely, Regency BioCare, Mankind Pharma along with other well known textile, food and energy industries located here, but many new ventures are also making their way. Carlsberg India, Zee Laboratories, Bajaj Corp Ltd, Ranbaxy, Marico Ltd are some more famous names one can associate with this industrial part of district Sirmour.

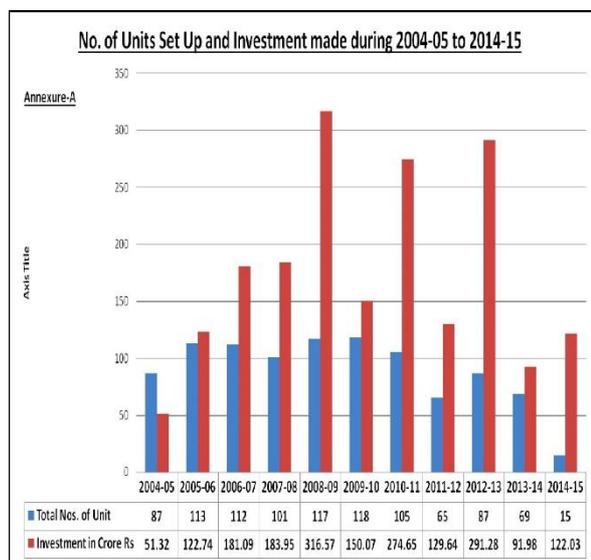
While beverages and pharmaceutical companies are present in Paonta Sahib, there are many more which form the business scene here. These include local manufacturers to other national units of cosmetics, automobiles, chemicals and much more. The combination of these companies with the rest make Paonta Sahib an industrially sound and renowned city in the region and the country

The industries are mostly located in the industrial sector and Gondpur area of Paonta Sahib. Leading manufacturing units being set up here has given great economical and industrial boost to the city opening opportunities for the people as well.

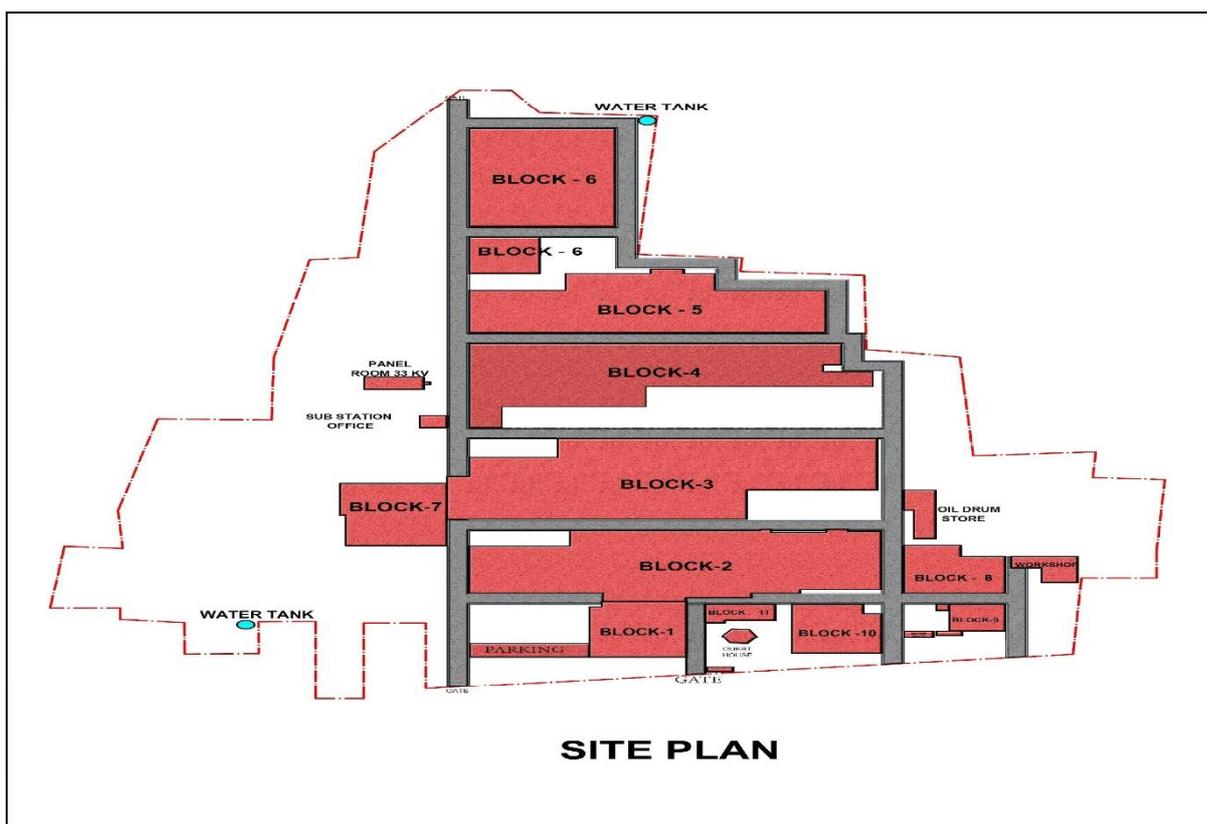
These industries contribute in generating good income providing job opportunities and keeping Paonta Sahib busy and in notice through major manufacturing and production. Businesses thus form the major source of raising the economic levels particularly for the city and further adding to the district and state in totality.

The District Sirmour is proudly associated with the reputed Industrial houses like Sun Pharma, Mankind Pharma, Marico, Bajaj oil, Carlsberg Beer, Himalayan Mineral Water, Akorninc, Blue Star, United Biscuits, Pioneer Embroidery, Himalaya International Ltd, Tirupati Group etc. who have established their manufacturing facilities in the District. Products being manufactured by these Industries have very high quality standards which have

achieved reputation in global markets. Yearwise data of Industries set up for the last 10 years is as below.



Google Maps of The



Chapter No-3
DETAILS OF AUCTIONABLE ASSETS

1.LAND (189-01-16) BIGHAS

Lot No	Name and Description of Lot Property	Location of the property	Reserve Price [in Crores]	10 % of Reserve Price[In Crores]	Specific Condition for Bidding
1	Land (189-01-16) Bighas	M/s Indian Technomac Company Ltd. Address: Village Jagatpur, PO Misserawala, Paonta Sahib, Himachal Pradesh herein after shall be called as "Factory Premises " for the purpose of brevity in this notice and brochure enclosed and all proceedings connected therewith.	148.79	14.88	Open to all bidders

क्रमांक: 1451
 का. का. तहसील पा. 1/2020 दिनांक 21-03-2020
 कार्यालय तहसीलदार पावेंटा साहिब जिला सिरमौर (हि.प्र.)
 सेवा में

उप आयुक्त राज्यकर व
 आवकरी सह अधिकृत अधिकारी
 पावेंटा साहिब

विषय: - Regarding Re-Valuation of Land Building
 and Plant and Machinery of. m/s Indian
 Techomac Company Ltd Jagatpur Banta-
 Sahib Distt Sirmour.

महोदय

उपर्युक्त विषय के संदर्भ में आपके कार्यालय के
 पत्र संख्या ई.एक्स-एन/पावेंटासाहिब-11/2019-20-254 दिनांक
 09-03-2020 को अनुपालना में आपके द्वारा दर्शाई गई कंपनी
 व मालिक/निर्देशक की कुल 265-14-16 बीघा की भूमि की
 क्षेत्रीय कर्मचारियों V.R.O. माजरा व चौलाकुमा से आकलन
 कराया गया और पाया कि इस भूमि की बाजारी कीमत
 1030919959/2 (एक सौ तीन करोड़ बीस लाख उन्नीस हजार नौ
 सौ उन्सठ रुपये) है. अतः रिपोर्ट क्षेत्रीय कर्मचारियों सलग
 आपके रिपोर्ट समाप्ती कार्यवाही हेतु उचित है.

सलग 1-4.

Coo
 5/5/2020

श. जगतपुर म.
 ज.

भवदीय
 तहसीलदार
 पावेंटा साहिब

78
 5/5/2020

PAGE-2/4

इण्डियन टैक्नोमैक की ग्रूमि बरे सूचना

Sr. No.	Khasra No.	Name of Manja	Area in Bigha
1.	415/83/40, 416/83/40/252/84/44, 413/380/254/84/40, 381/254/84/40, 382/254/84/40, 409/85/46, 411/85/44	Jagat Pur	31-09-00
2.	151/81/11, 279/152/80/11, 318/154/101/35 322/36, 325/37, 326/38	Jagat Pur	20-14-00
3.	324/37	"	00-04-00
4.	328/28	"	01-13-00
5.	277/149/90/10, 278/149/90/10, 280/152/80/11	"	09-09-00
6.	148/90/10	"	02-08-00
7.	39	"	13-10-00
8.	460/320/36, 427/329/38	"	03-06-00
9.	330/256/52, 474/333/44	"	03-01-00
10.	476/22/41	"	07-16-00
11.	423/329/38, 424/329/38, 425/329/38 246/329/38, 419/41, 420/41, 428/343/159/40	"	12-13-00
12.	461/320/36, 421/41	"	00-18-00
13.	429/343/159/45	"	00-08-00
14.	342/159/45	"	00-10-00
15.	447/275/89/10, 456/319/154/101/35, 459/321/36 464/327/38, 466/332/42, 436/43, 469/335/44	"	09-00-00

Sr. No.	Khasra No.	Name of Mauja	Area Bigha
16.	2/9 to 2/18 out of kitta 32 Jagatpur	Jagatpur	04-10-17 ✓
17.	293/234/98/31	Jagatpur	00-05-00
18.	1/1 to 1/8 out of kitta-34	Jagatpur	00-12-10 ✓
19.	449/319/154/101/35	"	00-15-10
20.	450/319/154/101/35	"	00-15-10
21.	446/275/89/10, 451/319/154/101/35, 455/319/101/35, 458/321/36, 463/327/38 465/332/42, 435/43, 468/335/44	"	09-04-00
22.	445/275/89/10, 453/319/154/101/35, 454/319/154/ $\frac{101}{35}$, 158/101/35, 457/321/36, 323/37, 462/327/38, 434/43, 467/335/44	"	09-00-00
23.	448/319/154/101/35	"	00-15-00
24.	out of kitta 5 Jagatpur	"	00-19-00
25.	444/88/10	"	01-05-00
26.	441/88/10	"	00-01-00
27.	440/88/10	"	00-02-00
28.	443/88/10	"	01-05-00
29.	442/88/10	"	01-05-00
30.	276/149/90/10	"	00-10-00
31.	out of khasra No. 296/234/98/31	"	00-15-00
32.	401/398/301/324/98/31, 410/85/46, 406/86/46, 408/87/46, 262/160/52, 472/264/161/52, 471/143/125/68	"	16-09-00

Sr. No.	Khasra No.	Name of Majra	Area in Bigha
33.	828/424	Misserwala	02-00-00
34.	655/292/52	Tokio	12-10-00
35.	462/372/315/162/96, 669/293/232/177/87, 160/91, 161/96, 165/97, 166/98, 168/99	Malion	07-13-00
36.	out of Kita 3	Malion	03-00-19
37.	100.	Malion	05-00-00
Total			189-01-06

श्रीमान जी,

मुकामिक सक्तील रीट मॉग

(Signature)

Revenue Officer
Patwar Circle, Majra
Raonta Sahib (H.P.)

Land Evaluation by Revenue Officer Paonta Sahib

श्रीमानजी,

आमदा पर कृमाके एच टी सी - एन एच एम - सी सी टी
 - Cal-Cov. कामिलय उपायुक्त राज्य कर एवं आवकरी विभा
 सिरमौर व पर कृमाकं 945 0111P/200 मिति 30/6/2020
 की अनुपालना में Indian Technomac Company Ltd.
 Jagatpur की पटवारकू मापन के अन्तर्गत कुल भूमि
 189-01-06 बीघा की सकल रेट व बावारी कीमत
 दोनो के अनुसार मूल्यांकन निम्न प्रकार है:-

Mauja	Land (in Bigha)	Average Value (Circle Rate during 2019-20)	बावारी कीमत
Jagatpur	158-18-07	42,60,96,924	1,27,13,40,000
Miscellaneous	2-0-0	53,61,480	1,69,00,000
Mellion	15-13-19	4,20,50,919	12,5580,000
Tokio	12-10-8	2,66,59,870	7,50,00,000
Total Land under Patwar with map	189-01-06	50,01,99,193/-	1,48,79,20,000/-

20/6/2020
 Revenue Officer
 Patwar Circle, Majra
 Paonta Sahib (H.P.)

Other Land

2.0 OTHER LANDS-76-13-00 BIGHAS

Lot No	Name and Description of Lot Property	Location of the property	Reserve Price [in Crores]	EMD @ 10 % of Reserve Price[In Crores]	Specific Condition for Bidding
2.0	Other Land 76-13-00 Bighas	A.) HB No. 156, Rampur Majri [46-13-00 Bighas	18.66	1.87	Open Bid
		B.) HB No. 157, Bharapur [30-00-00 Bighas, Paonta Sahib	12.00	1.20	

Auction Lot 2-Land Page-1/2

क्रमांक 1760 का/का/टी.प./2020 - - दिनांक
कार्यालय तहसीलदार पाँवटा साहिब जिला सिरसा

दिनांक - 18/6/20

सेवा में

उप महापुत्र राज्य कर व कार्यालय -
कम कार्यालय आधिकार रेट पाँवटा
साहिब जिला सिरसा (हि०प्र०)

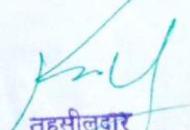
विषय - Regarding re-valuation of Land Building
and Plant and Machinery of M/s Indian
Technomac Company Ltd. Jagatpur Road
Sahi

महोदय

उपरोक्त विषय पर आपके कार्यालय
पत्र संख्या 11070 दिनांक 4-6-20 के अनुसार उपरोक्त
कम्पनी की डील 76-13 बिघा भूमि का कार्यालय के
आधी राज्य कर कार्य कर से कांफलन करवाया गया
जिसके परिणामी संलग्न है तथा रिपोर्ट आधी कार्यालय
के सेवा में भेजा है

संलग्न = 1

भवदीय


तहसीलदार
पाँवटा साहिब
2

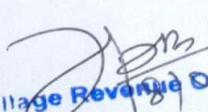
Auction Lot-2-Land Page-2/2

मीमात्र जी,

आमका आदेश पर क्रमांक संख्या - २२०/२०२० -
 सन० सन० सन० - C.C.I. IT COL - २०२२ - ११०७०
 दिनांक ०५-०६-२०२० कार्यालय उपखण्ड राज्य
 कर एवं आधिकारी, जिला खिरकोट जिला गण
 की अनुपालना में मांगी गई सूचना इस प्रकार
 है।

गांव नाम	शुद्धी (वर्गों)	सूचकांक (रकमाल) (2019-20)	आजारी कीमत
भारापुर	30-0	3,20,67,720 तीन करोड़ बीस लाख सत्तर हजार सात सौ बेस	12,00,00,000/- बारह करोड़ रूप
रामपुर गाजरी	46-13	4,95,44,627 चार करोड़ नब्बे पचास हजार छह हजार चार सौ सत्तर	18,66,00,000/- अठारह करोड़ छमासठ लाख

अतः रिफाई आगामी कार्रवाई हेतु लेख में
 प्रेषित है।


 Village Revenue Office
 Patwar Circle - Dhanurman
 Tehsil - Patana Sahib

Land Area Details-Broad Ownership

LAND SUMMERY

a).In the Name of Company		Area in Bigha BiswaBiswansi			
HB No	Village Name	Bigha	Biswa	Biswansi	Total Area
147	Jagatpur	125	173	0	125-173-00
148	Malion	5	0	0	05-00-00
	Total (a).	130	173	0	138-13-00
(b).In the Name of Director					
147	Jagatpur	20	103	37	20-103-37
148	Malion	10	13	19	10/13/2019
146	Misserawala	2	0	0	2-0-0
152	Tokion	12	10	0	12-10—19
156	Rampur Majri *	46	13	0	46-13—00
157	Bharapur*	30	0	0	30-00—00
	Total (b).	120	139	56	127-01-16
	Total(a+b)	250	312	56	265-14-16

Note: *[Hadbast No-156 & 157] Land exclusively eligible for Himachali Agriculturist only.

3.0 VEHICLES

Lot No	Name and Description of Lot Property	Location of the property	Reserve Price [in Crores]	EMD @ 10 % of Reserve Price[In Crores]	Specific Condition for Bidding
3.0	Vehicles	“ Factory Premises”	1.21	0.12	Open to all bidders

Lot No-3 Vehicles Page-1/3

Himachal Pradesh
Public Works Department

No. PWMSD/ Misc 2019-20

- 3873-74

Dated 05-03-2020

To

✓
The Deputy Commissioner
State Taxes & Excise cum
Authorized officer at Paonta Sahib.

Subject : Regarding re-valuation of Land, Building and Plant and Machinery of M/s Indian Technomac company Ltd. Jagatpur, Paonta Sahib, District Sirmour .

Reference: Your office letter No STE-NHN-ITCOL Correspondence 148 07-02-2020.

Sir,

In continuation to this office letter no 3500-01 dated 13-02-2020 , enclosed please find here with revised revaluation report of vehicles/ machines standing idle in the premises of M/S Indian Techno mac company Ltd. Vill. Jagtपुर Pounta sahib Distt. Sirmour H.P for favour of further necessary action at your end please.

DA/As Above


Assistant Engineer.
Mech. Sub. Division
HP,PWD Nahan.

Copy to Asst.Commissioner State Tax& Excise Paonta Sahib Circle-II for kind in formation


Assistant Engineer.
Mech. Sub. Division
HP,PWD Nahan.

8h Jagatpur
9/3/20

1Lot No3, Vehicles Page-2/3

Revaluation of Vehicles / Machineries

Sr. No	Vehicle & reg. No/ Machineries	Make and Model	Revaluation Price
1	TATA MAGIC-HP17B-2581 ✓	2010 ✓	90000 ✓
2	TATA PICKUP HP71-0566 ✓	2009 ✓	81000 ✓
3	TATA WINGER HP 17B-6718 ✓	2011 ✓	250000 ✓
4	AMBULANCE ✓	2011 ✓	255000 ✓
5	TRACTOR MAHINDRA HP17B-4538 ✓	2010 ✓	245000 ✓
6	TRACTOR MAHINDRA HP17B-4539 ✓	2010 ✓	246000 ✓
7	TRACTOR MAHINDRA HP17B-6096 ✓	2010 ✓	246000 ✓
8	TRACTOR MAHINDRA HP 17B-6098 ✓	2010 ✓	246000 ✓
9	TRACTOR SWARAJ HP 17B-6861 ✓	2011 ✓	271000 ✓
10	TRACTOR SWARAJ HP 17B-6862 ✓	2011 ✓	271000 ✓
11	TRACTOR SWARAJ HP 17B-6821 ✓	2011 ✓	268000 ✓
12	TRACTOR SWARAJ HP17B-6820 ✓	2011 ✓	268000 ✓
13	J.C.B HP17B-4537 ✓	2010 ✓	550000 ✓
14	J.C.B. HP 17B-6761 ✓	2011 ✓	735000 ✓
15	J.C.B. HP17B-6760 ✓	2011 ✓	735000 ✓
16	J.C.B. HP17B-6759 ✓	2011 ✓	735000 ✓
17	HYDRA HR02-1363 ✓	2009 ✓	235000 ✓
18	HYDRA HP 17B6092 ✓	2010 ✓	338000 ✓
19	HYDRA HP 17B-6723 ✓	2011 ✓	500000 ✓
20	HYDRA HP 17B-6722 ✓	2011 ✓	500000 ✓
21	HYDRA HP 17B-6717 ✓	2011 ✓	500000 ✓
22	HYDRA HP 17B-6719 ✓	2011 ✓	455400 ✓
23	TIPPER HP 17B-6823 ✓	2011 ✓	666000 ✓
24	TIPPERHP17B6824 ✓	2011 ✓	660000 ✓
24	TIPPER HP 17B-9158 ✓	2011 ✓	668000 ✓
24	TIPPER HP17-B9159 ✓	2011 ✓	668000 ✓
26	COMPACTOR/VIBRATOR ✓	2011 ✓	729000 ✓
27	BOLERO DL6CL-9397 ✓	2011 ✓	225000 ✓

Assistant Engineer
Mech. Sub. Div
H.P. PWD, Nahan (H.P.)

C. J. S. & Page-2

TOTAL 1,16,35,400/-

Page-5

28	MARUTI SX4 DL3CUB-1331 ✓	2011 ✓	202000 ✓
29	MARUTI SX4 DL8CB-7124	1996 ✓	67500 ✓
30	MARUTI WINGER DL 8CP-2435	2008 ✓	90000 ✓
31	MARUTI WINGER DL8CNB-5654 ✓	2009 ✓	90000 ✓
32	MOTER CYCLE X C D 125 DTS SI HP18-4710	2008 ✓	5500 ✓
33	SCOOTER HONDA ETERNA HP18A-4709	2008 ✓	4500 ✓
34	POWER DRIVEN ROAD SEEPING M/C	✓	90000 ✓
			1,21,84,900=00

Page 2
 89R 116,6354000

Assistant Engineer
 Mech. Sub. Div.
 H.P. PWD, Nahar (H.P.)

4.0 ALL MOVEABLE ASSETS (PLANT & MACHINERY)

Lot No	Name and Description of Lot Property	Location of the property	Reserve Price [in Crores]	EMD @ 10 % of Reserve Price[In Crores]	Specific Condition for Bidding
4.0	All Moveable Assets (Plant & machinery) (Except Electrical Equipments)	“ Factory Premises”	54.11	5.41	Open to all bidders
4.0	All Moveable Assets (Plant & machinery) (Electrical Equipments)	“ Factory Premises”	32.60	3.26	Open to all bidders

Himachal Pradesh
Public Works Department

Dated:- 09/06/2020

No. PW/MSDN/Machinery/2020-21-230
To

The Deputy Commissioner State Taxes and Excise,
Cum Authorized Officer at Paonta Sahib,
Distt. Sirmour HP.

Subject:-

Regarding re-valuation of Plant and Machinery of M/S Indian Technomac Company Ltd. Jagatpur, Paonta Sahib.

Reference:-

Your office letter No. STE-NHN-CCI-ITCOL-Corr-11090 dated 04-06-2020.

With reference to your office letter referred to above the revaluation report of machines/plant standing idle in the premises of M/S Indian Technomac Company Ltd. Vill. Jagatpur is as under :-

S No	Classification of Machinery	Re-Valuation Price
1	ETP (Shed 20 to 16)	14,62,700.00
2	Misc. Scrap (Shed near DG set)	22,50,000.00
3	Supporting Platform Structure	8,48,99,760.00
	Total	8,86,12,460.00

This is for your kind information and necessary action please.

Assistant Engineer
Mech. Sub-Division
HPPWD Nahan.

CC - Saran & Dadahu / Nahan / E.A.
CC - Saran & Dadahu / Nahan / E.A.
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CC - Saran & Dadahu / Nahan / E.A.
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CC - Saran & Dadahu / Nahan / E.A.
CC - Saran & Dadahu / Nahan / E.A.

Dy. Commissioner (S.T. & E.A.)

3621
09/06/2020

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List of Renalvation of moveable Assets
in R/O ITCOL Jangrajan Parents Sektel

S.No	Particulars	Specificat ion / Capacity	Quantit y	Unit	Location	Renalvation Price
1	2	3	4	5	6	7.
1	STANDBY POWER GENERATION PLANT (D.G.SET)					
1.1	EOT Crane	3 MT	1	Nos.	DG Room Area	225000.00
1.2	11kV VCB Panel	1600 A	4	Nos.	DG Room Area	324000.00
1.3	11kV Panel (4 VCBs)	1600A x 4	1	Nos.	DG Room Area	810000.00
1.4	Window AC	1 TR	1	Nos.	DG Room Area	450.00
1.5	DG MCC Panel		3	Nos.	DG Room Area	1687500.00
1.6	MCC Panel		1	Nos.	DG Room Area	270000.00

②

						6232910
1.7	Neutral Grounding Resistor & Panel		3	Nos.	DG Room Area	438700.00
1.8	Batteries & Battery Charger		1	Nos.	DG Room Area	122700.00
1.9	3 Nos. DG Sets Control Panel cum Synchronizing Panel		1	Nos.	DG Room Area	216500.00
1.10	DG Excitation Panel		3	Nos.	DG Room Area	965500.00
1.11	ATP PLC Panel		1	Nos.	DG Room Area	502100.00 337500.00
1.12	Almirah		3	Nos.	DG Room Area	20250.00
1.13	Cooling Tower Centrifugal Pump Motor	22 kW	1	set	DG Room Area	90000.00
1.14	Transformer Kirloskar make	500 KVA	1	Nos.	DG Room Area	287250.00
1.15	Wartsila make DG	2500	3	Nos.	DG Room Area	29133000.00 3979250.00

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	Sets	KVA				
1.16	Cummins make DG Set	700 kVA	1	Nos.	DG Room Area	397938.00 1960000.00
1.17	Kirloskar make DG Set	82.5 kVA	2	Nos.	DG Room Area	321800.00
1.18	DG Sets Stack		3	Nos.	DG Room Area	438750.00
1.19	Main DG Sets Chimney		1	Nos.	DG Room Area	540000.00
1.20	Water Softner for DG Sets		1	set	DG Room Area	22500.00
1.21	Pump	2 HP	1	Nos.	DG Room Area	1800.00
1.22	Air compressor	15 kW	2	Nos.	DG Room Area	135000.00
1.23	Centrifuge		3	Nos.	DG Room Area	270000.00
1.24	Oil Heating System		1	Nos.	DG Room Area	112500.00 435962.00

(4)

B/P 43596200

1.25	FO Storgae Yard		1	Lot	DG Room Area	1521000.00
Sub-Total (1)						4517200.00
LOT NO-	SPGP					
1						
SUBMERGED ARC FURNACE 1						
2						
2.1	Submerge Arc Furnace Control & Relay Panel	10 / 5 MT	1	Nos.	Shed No. 4	87750000.00
2.2	Capacitor Control & Relay Panel		1	Nos.	Shed No. 4	202500.00
2.3	Submerge Arc Furnace Control Desk		1	Nos.	Shed No: 4	11250000
2.4	Godrej Forklift Model GX3 100 D	Year of Mfg. 2011	1	Nos.	Shed No. 4	180000.00
2.5	Transformer	6000kV A	1	Nos.	Shed No. 4	265750000
2.6	Auto Transformer	6000 kVA	1	Nos.	Shed No. 4	2068000

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2.7	Hydraulic Pack for Submerge Arc Furnace		1	Nos.	Shed No. 4	4500000.00
2.8	Cooling Tower	Paharpu r make, 175 CMH Cross Flow	1	Nos.	Shed No. 5	450000.00
2.9	Raw material Handling System		1	Line	Shed No. 4	4500000.00
2.10	Furnace Cooling Unit		1	Set	Shed No. 4	2250000.00
2.11	Air Polution Control Devices	75000 CFM	1	Set	Shed No. 4	1125000.00
Lot No- 2	SAF-1					105789500.00
3	SUBMERGED ARC FURNACE 2					
3.1	Submerge Arc Furnace Control & Relay Panel	10 / 5 MT	1	Nos.	Shed No. 4	8775000.00

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3.2	Capacitor Control & Relay Panel		1	Nos.	Shed No. 4	202500.00
3.3	Submerge Arc Furnace Control Desk		1	Nos.	Shed No. 4	112500.00
3.4	Godrej Forklift Model GX3 100 D	Year of Mfg. 2011	1	Nos.	Shed No. 4	180000.00
3.5	Transformer	6000kV A	1	Nos.	Shed No. 4	2657500.00
3.6	Auto Transformer	6000 kVA	1	Nos.	Shed No. 4	2068000.00
3.7	Hydraulic Pack for Submerge Arc Furnace		1	Nos.	Shed No. 4	4500000.00
3.8	Cooling Tower	Paharpur make, 175 CMH Cross	1	Nos.	Shed No. 5	450000.00
		Flow				
3.9	Raw material Handling System		1	Line	Shed No. 4	6500000.00

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4.8	Cooling Tower	Paharpur make, 175 CMH Cross Flow	1	Nos.	Shed No. 5	450000.00
4.9	Raw material Handling system		1	lot	shed No. 4	450000.00
4.10	Furnace Cooling Unit		1	Set	Shed No. 4	2250000.00
4.11	Air Polution Control Devices	75000 CFM	1	Set	Shed No. 4	1125000.00
Lot No-4	SAF-3					105789500.00
5	132 KV SWITCHYARD COMPRISING OF					
5.1	Power Transformer & Other Switchyard Equipments	31.5 MVA x 2 Nos., 132 kV / 33 kV	1	Lot	132 kV Switchyard	306857565.00
Lot No-5	132-SY					306857565.00
6	33 KV SWITCHYARD COMPRISING OF					
6.1	Power Transformer, 33 kV Main Power Cum Distribution Panel	2500 kVA x 2 Nos., 33 kV /	1	Lot	132 kV Switchyard	18909900.00

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	433 V				
62	433 kV Main PCC cum Distribution Panel		1 Lot	132 kV Switchyard	306000.00
	Sub-Total (6)				19215900.00
OLD ATP					
7-1	Vibrating Screen	3 Stages	1 Nos.	Shed No. 8	11880000.00
7-2	Jaw Crusher	36" x 6"	1 Nos.	Shed No. 8	1462500.00
7-3	Jaw Crusher	21" x 11"	1 Nos.	Shed No. 8	1188000.00
7-4	Jaw Crusher	18" x 17"	1 Nos.	Shed No. 8	891000.00
	Raw Material Feed System with Belt		1 Nos.	Shed No. 8	712800.00
	Conveyor Raw Material Feed		1 Nos.	Shed No. 7	

with Belt

Shw

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System with Belt						
	Conveyor (Feed to Shed 5)					
7.7	MN / GH Feed Line with 2 Stage belt conveyor		1	Nos.	Shed No. 8	475200.00
						1485000.00
7.8	SIMN / GH Feed Line with 2 Stage belt conveyor		1	Nos.	Shed No. 8	1485000.00
7.9	ID Fan	10000 CMH	1	Nos.	Shed No. 8	415800.00
7.1	Rotary Dryer for MN / GH Feed Line		2	Nos.	Shed No. 8	1188000.00
7.11	Belt Conveyor post		1	Nos.	Shed No. 8	2970000.00
	Rotary Dryer for MN / GH Line					
7.12	MN / GH Feed Line Ball Mill	With 450 HP Motor	1	Nos.	Shed No. 8	2970000.00
7.13	SIMN / GH Feed Line Ball Mill	With 150 HP Motor	1	Nos.	Shed No. 8	2079000.00

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(11)

7.14	MN / GH Feed Line		1	Nos.	Shed No. 8	297000.00
	Discharge Screw					
	Conveyor					
7.15	SIMN / GH Feed Line		1	Nos.	Shed No. 8	297000.00
	Discharge Screw					
	Conveyor					
7.16	Batching Equipment (For preparation of 2 batches)		2	Nos.	Shed No. 7 & 8	3564000.00
7.17	Dust Collection System		1	Nos.	Shed No. 8	297000.00
7.18	Batch Transfer belt conveyor with vibrator		2	Nos.	Shed No. 7	1782000.00
7.19	ATP Furnace	INDUCTI ON	20	Nos.	Shed No. 6	23760000.00
7.20	BALL MILL		1	Nos.	Shed No.8	1188000.00
7.21	Ladles		1	lot	shed No.8	18000.00
7.22	Dust supression system		1		shed No8	225000.00

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LOT NO-7	33SY					44592300.00
8	11 KV SWITCHYARD COMPRISING OF					
8.1	Transformer 33kV / 433 V	2500 kVA	2	Nos.	Shed No. 5	2916600.00
8.2	Transformer 33kV / 11 kV	10000 kVA	1	Nos.	Shed No. 5	5833000.00
8.3	33kV VCB Panel (12 Sections) with Capacitor		1	Nos.	Shed No. 5	2430000.00
	Bank Sections (3 Nos.)					
8.4	11kV VCB Panel		1	Nos.	Shed No. 5	2025000.00
8.5	Battery Charger. (All batteries removed).		1	Nos.	Shed No. 5	48000.00
LOT NO-8	11SY					11427100.00
9	BRICK LINE					
9.1	Pulverizer with dust collection system		3	Nos.		675000.00
9.2	Feed line with belt conveyor		2	Nos.		450000.00

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9.3	Jaw Crusher		2	Nos.	630000.00
9.4	Vibrating System		2	Nos.	270000.00
9.5	Belt Conveyors		5	Nos.	900000.00
9.6	Material transfer equipment from 1 belt conveyor to other belt conveyor		1	Nos.	225000.00
9.7	Output roller cum belt horizontal flat conveyor		1	Nos.	180000.00
9.8	Dust Suppression System		1	Nos.	450000.00
9.9	PULVERIZER		2		90000.00
LOT No-9	BL				11889000.00
10	MISCELLANEOUS				
10.1	CABLES		1	Lot	171000.00

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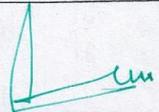
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10.2	Welding Machines		6	Nos.	13500.00
10.3	Rolling Machine		1	Nos.	90000.00
10.4	Shearing Machine		1	Nos.	67500.00
10.5	Bending Machine		1	Nos.	1,12500.00
10.6	Radial Drill Machine		1	Nos.	Shed No. 4 67500.00
10.7	Welding Machine	DC Rectifier	1	Nos.	Shed No. 4 22500.00
10.8	Radial Drill Machine		2	Nos.	Shed No. 4 (Workshop) 90000.00
10.9	Drill Machine		1	Nos.	Shed No. 4 (Workshop) 112500.00
10.1	Cutting Machine		1	Nos.	Shed No. 4 (Workshop) 180000.00
10.11	Shaper		1	Nos.	Shed No. (Workshop) 337500.00
10.12	Lathe		3	Nos.	Shed No. (Workshop) 540000.00
10.13	Milling Machine		1	Nos.	Shed No. (Workshop) 112500.00
10.14	Welding Machine		2	Nos.	Shed No. (Workshop) 45000.00
10.15	Air Compressor Elgi	E-75, 75 kW	3	Nos.	Shed No. (Workshop) 472500.00
10.16	Air Compressor Elgi	E-55, 55 kW	2	Nos.	Shed No. (Workshop) 270000.00

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10.17	Dust Collection System with ID Fan	ID Fan 60600 CMH with 150 HP Motor	3	Nos.	Shed No. 4	2025000=00
10.18	Cooling Blower	Pressure 60 mmHg, 35000 CMH	3	Nos.	Shed No. 3	945000=00
10.19	Reciprocating compressor	2 STAGE	1	Nos.	SHED NO.11	67500=00
10.2	SCREW COMPRESSOR	E55	2	Nos.	SHED NO.11	500000=00
Lot No-10	MISC.					22057250=00
TOTAL (1-10)	Lot No 1 to 10				G.T ₹	778524815=00


 Assistant Engineer
 Mech. Sub. Div
 H.P. PWD, Nahan (H.P.)

5.0 FIXED BUILDING AND SHED

Lot No	Name and Description of Lot Property	Location of the property	Reserve Price [in Crores]	EMD @ 10 % of Reserve Price[In Crores]	Specific Condition for Bidding
5.0	Fixed Building and Shed	“ Factory Premises”	41.43	4.14	Open to all Bidders

Himachal Pradesh
Public Works Department

No.PW-SE-XII-WS-PNT/Evaluation /2020- **657-59** Dated:- **2/6/2020**

To

✓ Dy. Commissioner State Taxes and Excise,
Authorised officer at Paonta Sahib,
District Sirmour at Nahan (H.P.).

Subject:-

Regarding Evaluation of Land, Building and Plant Machinery of M/S Indian Technomac company Ltd. Jagatpur, Paonta Sahib, District Sirmour (H.P.).

Reference: -

Your office letter No.STE-NHN-ITCOL Correspondence-947 dated 29-1-2020 & STE-NHN-C.C.I.-ITCOL-Corr.-10843 dated 30-5-2020.

The above cited evaluation report for industrial unit of M/S Indian Technomac Company Ltd. Jagatpur, Paonta Sahib having building structures & steel structure shed such as Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 7, Block 8, Block 9, Block 10 & Block 11, Guest House, Substation office Panel room, 33 KV, Security room, Covered parking, Public toilets, over head water tanks etc. The specification of various blocks of existing buildings consists of R.C.C. structure, load bearing structure & covered steel structure shed with C.G.I. sheet roofing & open steel structure shed without C.G.I. sheet roofing (only civil work) is sent herewith duly checked for **Rs.1,03,89,08,301/- only** (Rupees Ten thousand three hundred eighty nine point zero eight lakhs only) for further information and necessary action at your end.

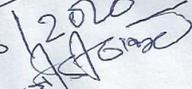
Encl:-As Above.


Superintending Engineer,
12th Circle, HP.PWD., Nahan.

Copy to the Executive Engineer, Paonta Division, H.P.PWD., Paonta Sahib w.r.to his office letter No.841-43 dated 18-5-2020, 1201-03 dated 26-5-2020 & 1747-79 dated 1-6-2020 for information.

Copy to D/B in this office for information.


Superintending Engineer,
12th Circle, HP.PWD., Nahan.

Seen
3/6/2020


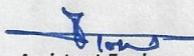
BRIEF NOTE

Subject :- Existing Industrial Unit of M/S Indian Technomac Company Ltd. Jagatpur, Paonta Sahib, District Sirmour (HP).

The existing Industrial unit is located over an area of about 250 Bighas and was constructed industrial unit during the year 2009-10 & is situated on KalaAmb Paonta Sahib Dehra-Dun road at RD. 90/080 at the South of Sirmour District on National Highway 007 as mentioned in the Brochure of Auction Cum tender as supplied by the Deputy Commissioner, State Taxes & Excise, District Sirmour at Nahan (HP) .

The evaluation of above noted subject has been done as per the request given by the Deputy Commissioner, State Taxes & Excise, District Sirmour at Nahan (HP) as per his office letter No. STE-NHN-ITCOL/Correspondence-947 dated 29.01.2020. Accordingly this office has done the re-valuation of the assets of the Company i.e. erected structure & existing buildings. This industrial unit of M/S Indian Technomac Company Ltd. Jagatpur, Paonta Sahib consists of following building structures & steel structure shed such as Block 1 , Block 2, Block 3, Block 4, Block 5, Block 6, Block 7, Block 8, Block 9, Block 10 & Block 11, Guest house, Sub station office, Panel room 33 KV, Security room, Covered parking, Public toilets, Over head water tanks etc. The specification of various blocks of existing buildings consists of R.C.C. structure, load bearing structure & Covered steel structure shed with C.G.I. sheet roofing & open steel structure shed without C.G.I. sheet roofing.

In this regard the following reports regarding revaluation of the above mentioned existing structure of the building comes out to **Rs. 1038908301/-** only. Hence the same has been submitted & recommended for approval from the competent authority.


Assistant Engineer,
Dhaulakuan Sub-Division,
HP.PWD., Dhaulakuan.


Executive Engineer,
Paonta Division, HP.PWD.,
Paonta Sahib.

ASSESSMENT REPORT

Name of work :- Evaluation report of the building of M/S Indian Technomac Company Ltd. Jagatpur, Paonta Sahib, District Sirmour (HP).

S.No.	Description	Reproduction Cost	Reserve price	Depreciable amount	Year of construction	Age in years	Lift of the building	Depreciation	Present value
1	Area of building portion of R.C.C. structure & load bearing structure & Tiles/Marble chips flooring (As per annexure "A" attached).	58617512	3517051	55100461	2009	10	80	55100461x10 80	48212903
2	Building portion (Steel structure with CGI steel roofing) Area of building as per annexure "B" attached.	423961642	25437699	398523943	2009	10	80	398523943x10 80	348708450
3	Open shed area (Steel structure) as per annexure "C" attached.	19079737	1144784	17934953	2009	10	80	17934953x10 80	15693084
4	Over head water tanks = 2 Nos. @ 1000000/- each tank	2000000	120000	1880000	2009	10	80	1880000x10 80	1645000
5	Add cost of land Area of land = 196430.46 Sqmt @ 3180/- per Sqmt = 624648863/-							Net total :-	624648863
									1038908301

Certified that :-

- 1 The revaluation of the building of M/S Indian Technomac Company Ltd. Jagatpur, Tehsil Paonta Sahib, District Sirmour (HP) comes out to e **Rs. 1038908301** /- only as per the measurement done at the site.
- 2 The cost of plant & machinery has not been assessed being part of mechanical.
- 3 The cost of land is considered as supplied by the Revenue Authority.
- 4 The land under the possession of M/S Indian Technomac has been considered as covered within the boundary wall.
- 5 There is no Revenue paper for the total land supplied to this office.

The revaluation of the building checked for **Rs. 1038908301** /- only. Hence the same is recommended for approval please.

Assistant Engineer,
Dhaulakuan Sub-Division,
HP.PWD., Dhaulakuan.

Executive Engineer,
Paonta Division, HP.PWD.,
Paonta Sahib.

P.T.O.

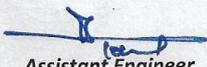
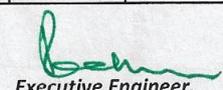
Evaluation of building (Civil works) of M/s Indian Technomax Company Ltd. Jagatpur, Raonikhat, Distt. Sirmour (H.P.) has been checked for amounting to Rs. 103,89,08,301- only.

Circle Head Draughtsman
12th Circle, H.P., P.W.D.
Nabha.

Executive Engineer Design
12th Circle, H.P., P.W.D.
Nabha.

Superintending Engineer
12th Circle, H.P., P.W.D.
Nabha.

Sl. No.	Description	Unit	Rate	Quantity	Amount	Remarks	Contract No.
1	Excavation	m ³	1000	100	100000		
2	Concrete	m ³	2000	200	400000		
3	Brickwork	m ³	1500	150	225000		
4	Plaster	m ²	100	1000	100000		
5	Painting	m ²	50	1000	50000		
6	Ironwork	kg	10	1000	10000		
7	Roofing	m ²	200	1000	200000		
8	Water supply	m	100	1000	100000		
9	Sanitary	m	100	1000	100000		
10	Electrical	m	100	1000	100000		
11	Structural	m	100	1000	100000		
12	Foundation	m	100	1000	100000		
13	Roofing	m	100	1000	100000		
14	Plaster	m	100	1000	100000		
15	Painting	m	100	1000	100000		
16	Ironwork	m	100	1000	100000		
17	Roofing	m	100	1000	100000		
18	Plaster	m	100	1000	100000		
19	Painting	m	100	1000	100000		
20	Ironwork	m	100	1000	100000		
21	Roofing	m	100	1000	100000		
22	Plaster	m	100	1000	100000		
23	Painting	m	100	1000	100000		
24	Ironwork	m	100	1000	100000		
25	Roofing	m	100	1000	100000		
26	Plaster	m	100	1000	100000		
27	Painting	m	100	1000	100000		
28	Ironwork	m	100	1000	100000		
29	Roofing	m	100	1000	100000		
30	Plaster	m	100	1000	100000		
31	Painting	m	100	1000	100000		
32	Ironwork	m	100	1000	100000		
33	Roofing	m	100	1000	100000		
34	Plaster	m	100	1000	100000		
35	Painting	m	100	1000	100000		
36	Ironwork	m	100	1000	100000		
37	Roofing	m	100	1000	100000		
38	Plaster	m	100	1000	100000		
39	Painting	m	100	1000	100000		
40	Ironwork	m	100	1000	100000		
41	Roofing	m	100	1000	100000		
42	Plaster	m	100	1000	100000		
43	Painting	m	100	1000	100000		
44	Ironwork	m	100	1000	100000		
45	Roofing	m	100	1000	100000		
46	Plaster	m	100	1000	100000		
47	Painting	m	100	1000	100000		
48	Ironwork	m	100	1000	100000		
49	Roofing	m	100	1000	100000		
50	Plaster	m	100	1000	100000		
51	Painting	m	100	1000	100000		
52	Ironwork	m	100	1000	100000		
53	Roofing	m	100	1000	100000		
54	Plaster	m	100	1000	100000		
55	Painting	m	100	1000	100000		
56	Ironwork	m	100	1000	100000		
57	Roofing	m	100	1000	100000		
58	Plaster	m	100	1000	100000		
59	Painting	m	100	1000	100000		
60	Ironwork	m	100	1000	100000		
61	Roofing	m	100	1000	100000		
62	Plaster	m	100	1000	100000		
63	Painting	m	100	1000	100000		
64	Ironwork	m	100	1000	100000		
65	Roofing	m	100	1000	100000		
66	Plaster	m	100	1000	100000		
67	Painting	m	100	1000	100000		
68	Ironwork	m	100	1000	100000		
69	Roofing	m	100	1000	100000		
70	Plaster	m	100	1000	100000		
71	Painting	m	100	1000	100000		
72	Ironwork	m	100	1000	100000		
73	Roofing	m	100	1000	100000		
74	Plaster	m	100	1000	100000		
75	Painting	m	100	1000	100000		
76	Ironwork	m	100	1000	100000		
77	Roofing	m	100	1000	100000		
78	Plaster	m	100	1000	100000		
79	Painting	m	100	1000	100000		
80	Ironwork	m	100	1000	100000		
81	Roofing	m	100	1000	100000		
82	Plaster	m	100	1000	100000		
83	Painting	m	100	1000	100000		
84	Ironwork	m	100	1000	100000		
85	Roofing	m	100	1000	100000		
86	Plaster	m	100	1000	100000		
87	Painting	m	100	1000	100000		
88	Ironwork	m	100	1000	100000		
89	Roofing	m	100	1000	100000		
90	Plaster	m	100	1000	100000		
91	Painting	m	100	1000	100000		
92	Ironwork	m	100	1000	100000		
93	Roofing	m	100	1000	100000		
94	Plaster	m	100	1000	100000		
95	Painting	m	100	1000	100000		
96	Ironwork	m	100	1000	100000		
97	Roofing	m	100	1000	100000		
98	Plaster	m	100	1000	100000		
99	Painting	m	100	1000	100000		
100	Ironwork	m	100	1000	100000		

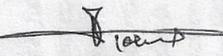
ABSTRACT OF COST		Annexure- " A ".			
Name of work :-		Evaluation of Building of R.C.C. slab roofing (RCC structure & Load bearing structure) of M/S Indian Technomac Company Ltd., Jagatpur, Tehsil, Paonta Sahib. (Building portion of R.C.C.slab).			
S.No.	Description	Plinth area in Sqmt	Rate	Unit	Amount
A	Plinth areas for building portion (RCC Structure) :-				
1	Sub-station office	224.00			
2	Panel room 33 KV	439.26			
3	33 KV Breaker room (Block 3)	65.00			
4	Pump house (Block 3)	77.76			
5	Block 2) R.C.C. Str. (9.00 x 18.50)	166.50			
6	R.C.C. str. Building (Block 9).	924.07			
		1896.59			
B	Plinth areas for building portion (Load beaing Structure) :-				
1	Block 1 (Load bearing str.) Area 2	441.60			
2	Security room (10.00 x 4.20)	42.00			
3	Assembly Emergency point	63.00			
4	Toilet	118.26			
5	Str. Near Block 9	56.70			
6	Lead bearing str. (Block 2)	415.00			
		1136.56			
	Total A + B (1896.59 + 1136.56).	3033.15	13175.00	Per Square metre	39961751
		Square metres			
	Add extra rate @ 10 % for providing tiles/ marble chips flooring area rate i.e.				
	13175.00 + 1317.50 = 14492.50				
A	Plinth areas for building portion (RCC Structure) :-				
1	Guest house	225.00			
2	R.C.C. Str. Building Ground floor (Block 11).	220.00			
3	R.C.C. str. Building first floor (Block 11).	112.97			
B	Plinth areas for building portion (Load beaing Structure) :-	557.97			
1	Block 1 (Load bearing str.) Area 1	316.80			
2	Block 11	412.50			
		729.30			
	Total A + B (557.97 + 729.30).	1287.27	14492.50	Per Square metre	18655760
		Square metres			
					58617512
	 Assistant Engineer, Dhaulakuan Sub-Division, HP.PWD., Dhaulakuan.			 Executive Engineer, Paonta Division, HP.PWD., Paonta Sahib.	

ABSTRACT OF COST

Annexure- " B " .

Name of work :- **Evaluation of Building (Block 5) of M/S Indian Technomac Company Ltd.,
Jagatpur, Tehsil, Paonta Sahib.
(BLOCK 5) .**

S.No.	Description	Plinth area in Sqmt	Rate	Unit	Amount
1	Block 1 (area = 36.10 x 55.20)	1992.72			
2	Block 2	15359.20			
3	Block 3 Area 1	5693.48			
4	Block 3 Area 2	847.50			
5	Block 3 Area 3	7526.83			
6	Block 3 Area 4	3624.60			
7	Block 4 Area 1	420.42			
8	Block 4 Area 2	2419.20			
9	Block 4 Area 3	9941.20			
10	Block 5 Area 1	3496.90			
11	Block 5 Area 2	1364.90			
12	Block 6 Area 1	1557.36			
13	Block 6 Area 2	8115.54			
14	Block 7 Area 1	2165.50			
15	Block 7 Area 2	1772.20			
16	Block 8	2124.47			
17	Block 9	79.06			
18	Block 10	1915.00			
19	Work shop	497.48			
20	Oil drum store	773.87			
21	Covered parking	414.89			
		72102.32	5880.00	Per Square metre	423961642
		Square metres			423961642


Assistant Engineer,
Dhaulakuan Sub-Division,
HP.PWD., Dhaulakuan.


Executive Engineer,
Paonta Division, HP.PWD.,
Paonta Sahib.

ABSTRACT OF COST

Name of work :- Evaluation of Building Block 5 of M/S Indian Technomac Company Ltd., Jagatpur, Tehsil, Paonta Sahib. (Estimate based on HPSR 2009).
(Sample estimate)

For supporting annexure " B " .

S.No.	Sub-head & item of works	Quantity	Rate	Unit	Amount
1	Steel work welded in built up sections, trusses and framed work, including cutting, hoisting fixing in position & applying a priming coat of red lead paint, in single stanchions composed of rolled steel joists or channels with caps, bases splices, angles brackets etc. (As per item code No. 1504000000 & 1504020000 Page 295).	1301.70 Qtl	6111.25	Per Qtl	7955014
2	Steel work welded in built up sections, trusses and framed work, including cutting, hoisting fixing in position & applying a priming coat of red lead paint, in trussed & trussed purlins in building. (As per item code No. 1504000000 & 1504060000 Page 296).	1082.06 Qtl	6613.70	Per Qtl	7156420
3	Steel work in single sections including cutting, hoisting, fixing in position & applying a priming coat red lead paint in R.S. joists, channels angles, tees (As per item No. 1501000000 & No. 1501010000 Page 293).	439.02 Qtl	5890.10	Per Qtl	2585872
4	Providing & fixing Mild steel round holding down or anchor bolts with nuts & washers plates complete (As per item code No. 1523000000 Page 301).	20.00 Qtl	5525.00	Per Qtl	110500
5	Providing corrugated G.I. sheet roofing fixed with galvanised iron J or L hooks bolts & nuts 8 mm diameter with bitumen & G.I. limpet washers filled with white lead complete excluding the cost of purlins rafters & trusses 0.63mm thick sheet (As per item code No. 14010000 & No. 014010200 Page 269)	17777.60 Square metres	621.15	Per Square metre	11042556
6	50mm thick cement concrete flooring 1 : 2 : 4 (One cement : two sand : four graded stone aggregate 20 mm nominal size) laid in one layer finished with a floating coat of neat cement (As per item No. 13310000 & No. 13310201 Page 256).	9878.40 Square metres	216.20	Per Square metre	2135710
	Add for foundation (For hidden items) @ 25 % cost of super structure	30986072	25.00	%	7746518
	Add 50 % workable premium	38732590	50.00	%	19366295
		58098886			58098886

Say Rs. 580.99 Lacs only.

Cost of the Shed (Block 5) = 580.99 Lacs
Plinth area of the shed (49.00 x 201.60) = 9878.40 Sqmt
Cost per Square meter = Rs. 5,881 /- only
Say Rs. 5,880 /- per Square meters Plinth area.


Assistant Engineer,
Dhaulakuan Sub-Division,
HP.PWD., Dhaulakuan.


Executive Engineer,
Paonta Division, HP.PWD.,
Paonta Sahib.

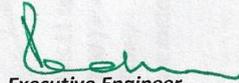
ABSTRACT OF COST

Annexure- " C ".

Name of work :- **Evaluation of Building (Open shed area steel structure) of M/S Indian Technomac Company Ltd., Jagatpur, Tehsil, Paonta Sahib. (BLOCK 5) .**

S.No.	Description	Plinth area in Sqmt	Rate	Unit	Amount
	Open shed area (Steel structure)				
1	Block 5 Area 1	531.25			
2	Block 5 Area 2	4101.84			
3	Block 5 Area 3	1159.18			
		5792.27	3294.00	Per Square metre	19079737
					19079737


Assistant Engineer,
Dhaulakuan Sub-Division,
HP.PWD., Dhaulakuan.


Executive Engineer,
Paonta Division, HP.PWD.,
Paonta Sahib.

ABSTRACT OF COST

Name of work :- Evaluation of Building of open shed (Steel structure) in Block 5 of M/S Indian Technomac Company Ltd., Jagatpur, Tehsil, Paonta Sahib.
 (Estimate based on HPSR 2009). (Sample estimate)
 For supporting annexure " C " .

S.No.	Sub-head & item of works	Quantity	Rate	Unit	Amount
1	Steel work welded in built up sections, trusses and framed work, including cutting, hoisting fixing in position & applying a priming coat of red lead paint, in single stanchions composed of rolled steel joists or channels with caps, bases splices, angles brackets etc. (As per item code No. 1504020000 Page 295).	815.30 Qtl	6111.25	Per Qtl	4982502
2	Steel work welded in built up sections, trusses and framed work, including cutting, hoisting fixing in position & applying a priming coat of red lead paint, in trussed & trussed purlins in building. (As per item code No. 1504000000 & 1504060000 Page 296).	202.12 Qtl	6613.70	Per Qtl	1336761
3	50mm thick cement concrete flooring 1 : 2 : 4 (One cement : two sand : four graded stone aggregate 20 mm nominal size) laid in one layer finished with a floating coat of neat cement (As per item No. 13310000 & No. 13310201 Page 256).	4101.84 Square metres	216.20	Per Square metre	886818
	Add for foundation (For hidden items) @ 25 % cost of super structure	7206081	25.00	%	7206081
	Add 50 % workable premium	9007601	50.00	%	9007601
					4503801
					13511402

Say Rs. 135.11 Lacs.

Cost of the Open Shed (Block 5) = 135.11 Lacs
 Plinth area of the shed (21.60 x 189.90) = 4101.84 Sqmt
 Cost per Square meter = Rs. 3,294 /- only
 Say Rs. 3,294 /- per Square meter Plinth area.


 Assistant Engineer,
 Dhaukuan Sub-Division,
 HP.PWD, Dhaukuan.


 Executive Engineer,
 Paonta Division, HP.PWD,
 Paonta Sahib.

Chapter No-4**Schedule- Terms and Conditions****Preliminary:**

1. The Govt of Himachal Pradesh vide order No-EXN-B(6)-1/2016 Dated ,Shimla-02,the 18th January,2021 has appointed Shri G.D.Thakur [Joint Commissioner ,SEZ Parwanoo] as an Authorized Officer in r/o M/s. Indian Technomac Company at Paonta Sahib to sell the Scheduled property/ies of the said company by the terms and conditions of the Notice as approved by the Hon ble High Court of Himachal Pradesh in Company Petition No 13/2014 .The Auction/sale to be conducted by any of the following mode or combination thereof;
 - I. When Industrial Unit is proposed to be sold out as an Industrial Unit
 - II. When Industrial Unit is proposed to be sold out as a schedule of item/lot of inventory.
 - III. By calling Expression of Interest [EOI] Tenders from the prospective Bidders.
 - IV. Special Mode of Sale cum Auction.

Definitions and Abbreviations:

2. Unless the context otherwise requires under the “Terms and Conditions of the Auction cum Tender” the following words wherever appear means:
 - a) “Scheduled Property” means property more fully described in “**Schedule No.1**”.
 - b) “Bidder(s)”/ “Purchaser(s)” means any person being an Individual or Proprietor or Partnership firm or LLP or company and who is paying the Earnest Money Deposit (“**EMD**”) . Bidder(s)/Purchaser(s) while being used interchangeably shall be deemed to mean and include his/her/ their/its legal heirs, legal representatives, successors in interest and permitted assignee, as the case may be.
 - c) “Authorized Officer “ means the officer appointed by the Govt of Himachal Pradesh in compliance of Company Petition No 13/2014 and CWP No 2331 of 2019 Hon’ble High Court to conduct the entire auction process as per the Terms and conditions of this Auction Schedule as given in schedule No-3.

- d) "Auction Committee": means the representatives for the Auction dated 19-09-2019 by the Hon'ble High Court to assist the Authorized Officer to conduct the entire Auction Proceedings as given in schedule No-3. The Auction Committee members shall be taken in the order of its Highest Claim Amount and shall not exceed more than Seven [7] in Numbers, in addition to the Authorized Officer.
- e) "Assets" : means all Immoveable, Moveable Properties, Trade Marks, IPR s or any other combination of above assets of this company.
- f) " Supporting Staff " means the staff requisitioned and deployed by the Authorized Officer for conducting the Auction Preparedness, Bid Sheets Preparation ,Checking of Eligibility Criteria of bidders, Receiving of EMD, Payments and its deposits with the Treasury, Issuing of Sale Certificate. Assisting the Prospective Bidders to inspect the Lots ,Assets on site, Identification of the Lots/Assets, Supervising the Lifting and Transporting of Auctioned Lots from the Site etc as given in schedule No-3.
- g) " Police Security" means the police security as required by the Authorized Officer for the safe and secure conduct of the Auction Process in the Auction Venue as well as in the Company Premises pre Auction and Post Auction Event as given in schedule No-3
- h) "EMD" means "Earnest Money Deposit" and /or "Pre-Bid Amount" to be paid as described in **Schedule No.2** to qualify for participation in auction.
- i) "High Court" means the "Hon'ble High Court of Himachal Pradesh at Shimla
- j) "Sale Notice (s)" means the Auction Sale Notice, proclamation of sale published in the News Papers and other Advertisement media and shall also include other information.
- k) "Seller" means the Department of Excise and Taxation attached to the Hon'ble High Court of Himachal Pradesh at Shimla, more fully described in **Schedule No.3**
- l) "The person(s)" means and includes legal person" interested in submitting quotations /offers. Such person(s) giving the quotations/offers are referred to as "Bidder" and the quotations/offers given are referred to as "Bid".

3. All contracts/transactions entered into by the buyer/Bidder arising out of this auction shall be governed by the prevailing law subject to the overall jurisdiction of Hon'ble High Court of Himachal Pradesh or its subordinate Courts.
4. Subject to the schedules of this auction the entire **Tender cum Auction** will be carried out as under:
- (i). **First Auction Event**:The Industrial Unit as is where is basis shall be put to Auction for the Bid Money,The bidders for whole of the Industrial Unit on as is where is basis shall be given preference and bids will be called from the prospective bidders.
- (ii). **Second Auction Event** :If no one turns up for the whole industrial Unit or the bid received is below the reserve price ,then the Auctions shall be conducted in **phases**.
- (a)In **first phase**, vehicles will be put up for auction.
- (b)In **second phase** moveables will be put to auction.
- (c)In **third phase Fixed** Plant structures will be put to auction, and
- (d)In **final phase** Land will be put to auction.
- [iii]. Sale by Calling Expression of Interest[EOI Tender]**: Expression of Interest [EOI] tenders process will be adopted to sale out in case Modes of Auction under 4(i) & 4(ii) above do not fetch satisfactory results. In this case self evaluation BIDS by the prospective bidders accompanied by the Evaluation Report by the Govt Approved Regd Evaluators will be accepted. As per the Hon'ble High Court Order dtd 25-10-2021,the HPSEBL was granted liberty to self identify the Electrical Equipment.The self Evaluation report submitted by the Superintending Engineer [Works] O/o the Chief Engineers [South]-HPSEBL Shimla-4 vide letter No-CEO/M&C/CC/NAHAN/2021-22 -16155 -60 DTD 20-11-2021 . From the perusal of the above report which is Annexed with this Brochure as Annexure -“ HPSEBL” has been evaluated Rs.85.48 Lakhs being the scrap value of Electrical Equipments ,whereas the same Assets has been evaluated by Govt Deptt Rs.32.60 Crs.The earlier auction dtd 19-09-2019 could't be materialized due to the Reserve Price being on higher side. Therefore,the sale by calling Expression of Interest [EOI]-Tenders in case of Assets depreciative in Value [i.e. other than Landed Assets], will be proper mode to find the genuine buyers. The details

procedure of this mode will be worked out by the Auction Committee, before applying this mode

- (iv). **Special Mode of Sale or Auction:** If the auction Results in aforementioned 4(i) , 4(ii)& 4(iii) events in leftover ,lots or phases do not fetch satisfactory reserve price ,the mode of auction shall be decided by the Authorised Officer in consultation with the Stakeholders members.The Auction Committee ,can change any mode of Auction either in the Unit Sale or its Lot Sale,or by Breaking the Lot or applying any combination of the lots in order to make it saleable.
5. The Figures of Valuations or areas wherever occur in single digit or two digits after decimals in the appended schedules ,these shall be treated as per actual value ,to whatever digits it may extend as per the Sale Notice.
 6. The person(s) interested in submitting Bids/offers shall submit the offers in the sealed tender box kept in the office of the seller.
 7. The intending Bidders are required to submit the Tender in sealed envelop superscribed with Financial Bid [BF-III] for Tender cum Auction for the Indian Technomac Company Industrial Unit as it is,or the Immoveable Property /Lot No..... or the moveable Property /Lot No.....as the case may be.
 8. Every intending Bidder shall submit his eligibility claim by duly filling the Forms -I,II,III as enclosed in the Schedule-C alongwith Earnest Money Deposit [EMD] @ 10% of the Reserve Price. Tenders without earnest money deposit [EMD] proof shall not be entertained and the applicant(s) shall not be allowed to participate in the Auction cum Tender Process.The entire Auction Tender Process shall be conducted in Video Camera.
 9. Bidders are advised to ascertain on their own all information about the Nature Right and Title, Survey/Municipal/Corporation/Industrial Plot Nos. And Respective Maps, Extent/Area of Land, Boundaries, Statutory Sanctions or Approval with Respect to Immovable/Moveables Property/ies and further regarding Quantity, Quality And Technical Specifications of Immovable/Moveables assets prior to submission of bid in the Auction. No dispute in this regard will be entertained by the Seller after submission of bids. The Bidder will not raise any dispute regarding the terms and conditions of the auction or about the particulars of the scheduled property or contest the same once he has been declared as the successful Bidder.

10. All payments will be accepted by way of RTGS/ NEFT, Bank Transfer, DD drawn in the favour of the seller's Bank Account detailed below. If the last days of the stipulated dates for payments happen to be a public holiday for the office of the SELLER, the payments shall be allowed on the next working day. The sale proceeds collected in this Bank Account shall be deposited to the Registrar General of Hon'ble High Court of Himachal Pradesh as per

Seller 's Bank Account Details:

BENEFICIARY NAME: Joint Commissioner –State Tax and Excise ,SEZ Parwanoo

BANK NAME: State Bank of India

BRANCH :PBB PARWANOO

ACCOUNT NO: 65120260323

IFSC: SBIN0063790

11. Prospective Bidders shall have to submit interest free Pre-Bid EMD amount as indicated in **Schedule No.2**, to the Seller through CASH/DD/RTGS/NEFT only and Bidder shall ensure that the same must be credited to Seller 's Bank account on or before the date as indicated in **Schedule No.2** to qualify for participation in auction.
12. Proof of submission of the Pre-Bid EMD by Bidders i.e. RTGS/NEFT UTR No. is to be submitted to the seller by producing the Payment Receipt acceptable upon verification by the seller from Bank Accounts Ledger
13. Bidder/s who do not submit the pre-bid EMD would not be eligible to participate in Auction.
14. Pre-bid EMD of unsuccessful Bidders will be returned by the seller within 15 working days after the closure of auction without any interest.
15. The bidders have to satisfy themselves about the status, condition, quantity and quality of the movables and verify with the inventory of same. Any "Bid" made shall be deemed to have been submitted after complete satisfaction and any amendment to the offers/bids or withdrawal of the bid shall not be permitted after the closure of auction. The rule of caveat emptor is applicable. Conditional offers/bids shall not be accepted.
16. **Payment Terms:** Every prospective bidder shall submit 10 % of the Reserve Price along with Auction cum Tender application, which will be adjustable towards final payment if left after any payment towards default committed by the bidder in fulfilling the terms and conditions of this auction. The highest bidder has to pay 25% of the bid amount by DD, Cash, RTGS /NEFT at the fall

of the hammer. The balance 75% have to deposited within 15 days of the sale confirmation in his favor. The sale certificate shall be issued upon the production of the receipt of the 100% payment of the bid price including adjustment of the EMD. Mere deposit of 25% of the bid price shall not entitle the successful bidders to get the sale Letter in his favor. The successful bidder will be allowed to move his goods out of the company gate upon production by the Sale Letter, Bill, Tax Invoice way Bill.

17. Auction Result/Status: The sale will be made in the favour of the highest bidder. In case the successful bidder fails to deposit the remaining amount within the 15 days of the sale confirmation, the amount deposited by him towards EMD shall be forfeited without any further notice to him. In such event, the Auctioned Lot shall be put to re-auction afresh.
18. The Sale Certificate will be issued in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s).
19. Successful Bidder/purchaser shall pay GST, TDS, levies, duties, taxes and cesses including registration charges, stamp duty, etc.as may be applicable, over and above the approved bid amount.
20. The information in respect of the scheduled property has been stated to the best of the knowledge from the available records. The Seller however, shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are, therefore, requested to verify the same, in their own individual interests before submitting the Bids.
21. The Seller shall, before confirmation of the sale, be at liberty to amend/modify/delete any of the conditions as may be deemed necessary in the light of the facts and circumstances of the case.
22. Prospective Bidders may carry out inspection of the scheduled property/ies on the scheduled dates and time only with prior intimation and consultation with the official/s as detailed in **Schedule No.2**.
23. The Bidders shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by SELLER in this regard. Bidders must be careful to check the Bid Amount both in words and numbers clearly and legibly.

24. During Auction, only brief Lot details will be shown under "**Lot Name**" on the "**Auction Floor**" where Bidders are required to bid. The detailed "**Lot Description**" can be seen by the Bidders by on the "**Lot Name**" and it shall be the responsibility of the Bidders to see the "**Lot Description**" before bidding and no representation/complaint from the Bidders in this regard will be entertained by Seller. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
25. Seller reserves the right to forfeit any amount/money lying with Seller from the successful Bidder who defaults in making the due payments against the Auction even though such amount/money may be lying with Seller and payable to the said Bidder against any other contract/transaction.
26. The Authorized officer shall submit the final report upon conclusion of the entire Auction Process as per para (4) above along with the auction result before Hon'ble High Court. The Amount realized by the Auction Proceeds shall be deposited as per the order of the Hon ble High Court .
27. The "Seller" i.e. the Excise and Taxation Deptt -Himachal Pradesh shall be reimbursed the Amount of Expenditure including all the Auction Expenses incurred on this company right from the date of its legal action till the final Sales Certificate of its Assets. The claimed amount shall be filed by the "Seller" as per the SOP of the Company Law or the IBC Code -2016 as amended as on date of Filing of Claim. Such claim filing date will be effective from the date of Submission of Final Report as per Para No-26 above.
28. The successful Bidder shall pay full and final bid amount along with GST as may be applicable, over and above the bid amount within the time prescribed in **Schedule No.2**, failing which the EMD amount remitted will stand forfeited.
29. The possession of the property/ies shall be handed over to the successful purchaser/Bidder vide "**Possession Memo**" upon payment of full and final sale consideration.
30. The purchaser shall have to ensure the removal of assets of movable in nature from the premises within the period as prescribed in "**Schedule No. 2**".
31. No further extension of time shall be granted for removal of scheduled property/ies of movable in nature from the premises. In case if the purchaser fails to remove the scheduled property within the stipulated time, he shall be

- not be given time of two extensions of 60 days, beyond which the Authorised Officer can impose upon him cost after recording the reason to do so.
32. The scheduled property shall remain in every respect at the entire risk of the BUYER from the date of issue of "Possession Memo" by the SELLER.
 33. Pre-Bid EMD of the successful Bidder will be automatically adjusted towards payment of final Bid amount by successful Bidder.
 34. The entire due payment will have to be paid by the successful Bidder as per the terms and conditions set out in this contract and no installment of payments will be allowed.
 35. The highest Bidder will not be entitled to assign their right to buy the scheduled property to any third party or nominate any third party, once they are declared to be the successful Bidder. In other words, the Sale will be made only to the successful Bidder and not to any third party.
 36. Delivery of the scheduled property/ies as covered in this auction will be made on "**As is Where is and Whatever There is**" basis.
 37. By accepting the Terms & Conditions of Auction, the Successful Bidder undertakes to keep Seller indemnified and save harmless from any and all claims, losses, penalties, damages, etc.
 38. The Hon'ble High Court reserves the right to rescind, amend, delete, invalidate any of the settled terms and conditions and further to add any terms & conditions as may be deemed fit and proper.
 39. The instant Sale Notice shall stand as public notice and notice to secured creditor/s, petitioner/s, contributories and any other stakeholder in the company. Any kind of objection with respect to subject matter of sale must be brought to the notice of the Hon'ble Court before confirmation of sale. No objection of any kind shall be entertained thereafter.
 40. Every successful bidder shall make his/her/their own arrangements of the Power Connections, Water Arrangement, Welding, Dismantling Equipments, Storage, Handling, Loading and Unloading of their Lot(s) and shall transport their lots in the presence of the Buyer's authorized person.
 41. **Other Terms & Conditions for Sale of Property (ies)** - The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders. The Bidder shall not divulge either his Bids or any other exclusive details of Bank or to any other

- party. The decision of the Authorized Officer on the declaration of successful bidder shall be final and binding on all the Bidders. The authorized officer shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause. The authorized officer will not be responsible for any damages, including damages that result from, but are not limited to negligence. The authorized officer will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.
42. Any dispute arising out of this auction schedule, pre and post event of auctions, shall be subject to the Jurisdiction of Local Court or Hon'ble High Court of Himachal Pradesh only. In case of stay of sale or Recovery proceeding by any superior court of competent jurisdiction, the auction may either be postponed/cancelled in compliance of such order, without any further notice and the persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement/cancellation etc.
43. The intending bidders may contact Shri G.D.Thakur [Authorised Officer] Joint Commissioner, State Taxes and Excise, SEZ Parwanoo, Distt Solan Himachal Pradesh-173220, Tel No-01792-232645 Email jcste.sez@gmail.com for doubts/clarifications if any on the auction procedure or any other Officer/Official as authorized by him in this behalf in writing.
44. The Authorized Officer reserves the right to amend, to clarify, correct any error on account of mathematical errors, formula errors or errors or mistake in reconciliation of the schedules or any items/lot, content contained therein; as apparent in the Report or any of its schedule appended before it is put to final Auction on the Notice Board or in Public domain for as a Sale Notice (s) or its brochure.
45. Anything not expressed above, any difficulty in the interpretation of any of the above terms and conditions arising during or after the auction proceedings, or otherwise shall be interpreted with the Recent Company Law in force. The decision of the Authorised officer shall be final in this regard which shall be appealable to the Hon ble High Court-Shimla .
46. The eligible bidder(s) must have valid Registration under the GST Act, Income Tax Act and other Laws applicable, and must not be defaulter under the above Acts as on date of the Auction.

Chapter No-5

BID FORMS



BF-1

Himachal Pradesh Excise and Taxation Department ,South Enforcement Zone
 ,Parwanoo,Distt Solan Parwanoo-173220,HIG 10A ,Sector1A,Parwanoo,
 Tel-01792-232645,email-jcste.sez@gmail.com

Application for participation in Auction - to be sent at the
 address indicated in the Auction Notice)

To

The Authorized Officer
 South Zone Enforcement,Parwanoo
 HIG-10A ,Sector1A Parwanoo ,Distt Solan HP-173320
 Tel-01792232645,Email-jcste.sez@gmail.com

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Subject: Application Form to accepts the Bids for purchase of Secured Asset

Dear Sir/Madam,

- I/We _____ express my/our willingness to participate in the e-Public Auction/Private Treaty Auction notified vide your Auction-cum-Sale Publication/Notice Dated _____ for the property described herein below and I/we submit the below mentioned instrument towards Earnest Money Deposit (EMD):

Date of Auction	
Serial No. of Property in Auction Notice	

Name of Borrower(s) as indicated in Auction Notice	
Reserve Price for the property	
EMD (as per Auction Notice)	
Initial Price offered by the Applicant	
Amount of Demand Draft(DD)/ Pay Order (PO) submitted by Applicant	
Serial Number of DD/PO	
Date of DD/ PO	
Name of Bank which issued DD/PO	
Name of the Applicant(s)	
Address of the Applicant(s)	
Name of the contact person	
Mobile /Tel. No. of the contact person	
Contact Fax No.	
Contact e-mail ID	
PAN Card details	
Other documents submitted as proof of identity	

2. I/We agree to abide by all the instructions contained in the above indicated Public Auction notice and/or the present Application Form and such other terms and conditions as may be prescribed by the deptt from time-to-time.
3. I/ We are providing the following details about myself/ ourselves/by Authorised Officer.
4. I/We confirm that the above particulars are correct and the self-attested photocopies of documents furnished by me/us are true copy of their respective originals. If any

information furnished by me/us is found to be incorrect at any stage, The Authorized Officer may cancel/ reject my/our bid(s) and forfeit the money paid by me/us

Thanking You
Yours faithfully

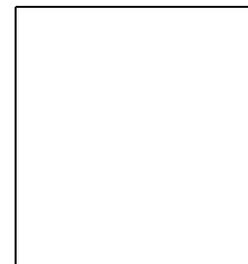
Signature of Applicant

(Name of the person signing)

BF-2

To

The Authorized Officer
 South Zone Enforcement, Parwanoo
 HIG-10A ,Sector 1A Parwanoo ,Distt Solan HP-173320
 Tel-01792232645, Email-jcste.sez@mailhptax.gov.in



Dear Sir/Madam,

Sub: Authorization to Participate in Auction cum Acceptance of the T & C thereof.

Ref: Property Sl. No. _____ (Borrowers _____ - _____)

I/We have submitted my bid documents for participating in auction announced by you for sale of asset(s). I/We hereby authorize Mr./Ms. _____ aged about _____ S/o/W/o/D/o _____ R/o _____ _____ to participate in the auction on my behalf. I/We confirm that I/We shall be bound by the bids made by my/our above named representative. I/We also authorize the above named representative to sign on my behalf any or all documents pertaining to auctions and to collect the Demand Draft(s) submitted by me/us towards EMD, if the same is required to be returned upon completion of auction.

I/We request you to allow the above named representative to participate in the auction on my/our behalf. His signature appears herein below. A

copy of the Identity Proof of the said representative is attached and he shall carry the original Identity Proof at the time of entering the place of auction.

I/We further undertake to accept all the Terms & Conditions of the Auction cum Tender/ sale or any mode of Auction.

Thanking you,

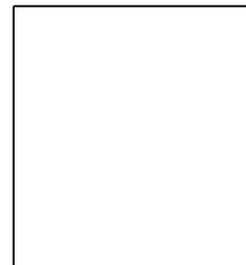
Name & Signature of Bidder(s)

Name & Signature of Representative

BF-3
BID FORM

To

The Authorized Officer
South Zone Enforcement, Parwanoo
HIG-10A ,Sector1A Parwanoo ,Distt Solan HP-173320
Tel-01792232645,Email-jcste.sez@mailhptax.gov.in



REF.: YOUR ADVERTISEMENT
IN _____ DATED _____

SUBJECT: BID FOR THE PURCHASE OF THE PROPERTY BEING _____

Dear Sir/Madam,

This is to confirm that I/we have inspected the property on my own and have been provided with all the relevant information asked from me/us. Further I/we have read and understood the terms and conditions specified in the said advertisement and in the present bid application. From and after having understood the same, I/we wish to purchase the property being No _____.

Please note that for the purchase of the aforesaid property I/we am/are willing to pay a sum of Rs. _____ (Rupees _____ Only), which be treated as my/our bid price. However I/we may further enhance the bid price on the date of auction.

As per the terms and conditions of the Sale proclamation, I/we am/are enclosing herewith a pay order/Demand Draft for a sum of **Rs _____ /-(Rupees _____ Only)**

Dated _____ Drawn on _____ Company
_____ (Branch) in favour of the **Authorized Officer SEZ Parwanoo**, being the earnest money for participating in the auction of the property/ies.

I / we confirm that in the event of our bid having been accepted being the highest, I/we shall deposit 25% of the bid price (Inclusive of EMD) and the balance 75% of the bid price would be paid within 15 days from the date of confirmation of sale in my/our favour.

The terms and conditions duly signed by me/us, in token of having read and understood the same in vernacular language, is also enclosed along with the present bid form.

Yours faithfully

Signature(s) with Name(s) and Address(s)

Encl.: The Pay order/Demand Draft for a sum of Rs. _____

BF-4**UNDERTAKING**

I/We _____ S/o/W/o/D/o _____

_____ R/o _____ Aged

about _____ years, confirm that I/we have seen and checked the original of _____ property documents related to property bearing No. _____ available with Authorized Officer. The documents were shown to me at my express oral request by the authorized officer/Secured creditor/Officer at the SEZ office Parwanoo at _____ and I am fully satisfied with the property related documents available with Authorized Officer. I also undertake that I am participating in the auction to purchase the property on “AS IS WHERE IS, AS IS WHAT IS and WHATEVER THERE IS BASIS” basis and I shall not seek any document, or copy thereof, which is not available with Authorized Officer .

Signature of Bidder/applicants

Place:

Dated:

Hon'ble High Court Order

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Co. Applications No. 54 of 2015, 9 and 25 of 2016 in Co. Petition No.13 of 2014 alongwith Co. Petition No.4002 of 2013

Co. Applications No. 54 of 2015, 9 and 25 of 2016 in Co. Petition No.13 of 2014

29.11.2021 Present: Mr. Ankush Dass Sood, Senior Advocate with Mr. Arsh Rattan, Advocate, for the petitioner.
Mr. Sanjeev Kuthiala, Senior Advocate with Ms. Anaida Kuthiala, Advocate, for the Official Liquidator in Co. App. No. 54 of 2015.
Mr. Sudhir Bhatnagar and Mr. Desh Raj Thakur, Additional Advocate Generals with Mr. Kamal Kishore Sharma, Deputy Advocate General, for the respondent-State.
Mr. Naresh Sharma, Advocate, for Bank of India in Co. Application No.9 of 2016.
Mr. Shashi Shirshoo, Central Government Counsel, for respondent No.4.
Mr. Suneet Goel, Advocate, for applicant in Co. Application No.25 of 2016.
Mr. T.S.Chauhan, Advocate, for respondent No.6.
Mr. Vijay Kumar Arora, Advocate, for respondent No.7.
Mr. Navlesh Verma, Advocate, for the Employees Provident Fund.
Mr. Vijay Kumar Sharma, Advocate, for respondent No.8 in Co. Petition No. 13 of 2014.
Mr. Rakesh Prakash, Advocate, for Dhanlaxmi Bank in Co. Application No.28 of 2018.
Co. Petition No.4002 of 2013
Mr. Sunil Mohan Goel, Advocate for the petitioner.
Mr. Sanjeev Kuthiala, Senior Advocate with Ms. Anaida Kuthiala, Advocate, for the respondent.

Pursuant to order dated 26.11.2021, an application under Rule 9 of the Companies Court Rules, 1959 read with Section 151 CPC has been filed in the Court, which is ordered to be taken on record, seeking therein permission to place on record sale notice. Besides above,

prayer has been also made on behalf of Authorized Officer/ Applicant i.e. Joint Commissioner of State Taxes & Excise (SEZ Parwanoo), Himachal Pradesh, for selling the properties as detailed in the sale notice in terms of orders dated 2.8.2019 and 8.8.2019 passed by this Court.

Mr. T.S.Chauhan, learned counsel representing the Electricity Board, prays for time to file objections to aforesaid sale notice on the ground that scrap value of electrical equipments lying in the premises in question is of Rs.85.48 lakhs, whereas applicant/ Authorized Officer has fixed reserve price of Rs.32.50 crores and in case reserve price fixed by Authorized Officer/applicant is allowed to sustain, property would not be sold. However, this Court finds no merit in the aforesaid objections/submissions of learned counsel representing the Electricity Board and this Court is of the view that Electricity Board Officials can also participate in auction. Otherwise also, price, if any, on account of sale of electrical equipments, shall be deposited in the Court and thereafter electricity Board can file its claim.

Consequently, in view of the above, the sale notice placed on record is approved and Authorized Officer/applicant is permitted to conduct the sale of the properties, as detailed in the sale notice in terms of orders dated 2.8.2019 and 8.8.2019 passed by this Court. Needless to say, after effecting sale of the property in question, report shall be submitted to this Court by the

Authorized Officer/applicant, enabling this Court to pass further orders.

Registry to reflect the name of Mr. Naresh Sharma, Advocate, in the cause list, henceforth.

(Sandeep Sharma),
Judge

29th November, 2021
(Shanker)

High Court OHP