

**E-AUCTION SALE NOTICE**  
**IND-BARATH THERMAL POWER LIMITED (IN LIQUIDATION)**  
**(CIN: U40101TG2007PLC052232)**

**Regd. off: H No. 8-5-210/43, Plot No 44, Shiva Enclave, Old Bowenpally, Secunderabad, Rangareddi, Telangana-500011 (Plant address: Swaminatham Village, Ottapidaram, Swaminatham, Thoothukudi, Tamil Nadu, 628402)**

Notice is hereby given to the public in general in connection with the sale of Ind-Barath Thermal Power Limited (in liquidation) ("Corporate Debtor") as a going concern/ assets of CD on piecemeal / collectively basis, offered by the Liquidator appointed by the Hon'ble NCLT, Hyderabad Bench vide order I.A. 1423 of 2022 in C.P. (IB) No. 747/7/HDB/2019 dated 31.03.2023 (date of receipt of order - 10.04.2023) under The Insolvency and Bankruptcy Code, 2016 ("Code").

The bidding shall take place through online e-auction service provider LinkStar Infosys Private Limited at [www.eauctions.co.in](http://www.eauctions.co.in); Email Id: [admin@eauctions.co.in](mailto:admin@eauctions.co.in) Mobile No.: +91 9870099713.

SR. NO.	PARTICULARS	DETAILS
1	Date and Time of Auction	<b>Date: day, of December 22, 2023</b> <b>Time: 3:00 p.m. to 5:00 p.m. (with unlimited extension of 5 minutes)</b>
2	Address and e-mail of the Liquidator as registered with IBBI	<b>IBBI Reg. Address: C - 100, Sector - 2, Noida, Uttar Pradesh - 201301, India.</b> <b>Reg. email id: <a href="mailto:Deepak.maini@insolvencyservices.in">Deepak.maini@insolvencyservices.in</a></b>
3	Correspondence Address	<b>Address: C - 100, Sector - 2, Noida, Uttar Pradesh - 201301, India.</b> <b>Project specific email id: <a href="mailto:cirp.indbarath@gmail.com">cirp.indbarath@gmail.com</a></b>

Asset Description	Reserve price* (R.P) In Rs.	Earnest Money Deposit(EMD) in (Rs.)	Bid Incremental Value (Rs.)
<b>BLOCK - I</b> The entire balance sheet consisting of assets and liabilities of the Corporate Debtor being sold as going concern under Regulation 32 (e) of IBBI (Liquidation Process) Regulations, 2016	2,42,54,20,055	12,12,71,003	1,00,00,000
<b>BLOCK - II</b> 1. Land (approx. 311.72 acres)** & Buildings located at plant premises i.e., at Tuticorin, Tamil Nadu 2. Plant & Machinery located at the plant premises i.e., at Tuticorin, Tamil Nadu 3. Land (approx. 129.73 acres) parcel located at Hankon Village, Karwar, Karnataka 4. Securities and Financial Assets	2,42,54,20,055 (81,98,52,287+ 1,38,26,30,239+ 6,18,81,156)	12,12,71,003 (4,09,92,614+ 6,91,31,512+ 80,52,819+ 30,94,058)	1,00,00,000
<b>BLOCK - III</b> 1. Land (approx. 311.72 acres)** & Buildings located at plant premises i.e., at Tuticorin, Tamil Nadu 2. Plant & Machinery located at the plant premises i.e., at Tuticorin, Tamil Nadu 3. Securities and Financial Assets	2,26,43,63,682 (81,98,52,287+ 1,38,26,30,239+ 6,18,81,156)	11,32,18,184 (4,09,92,614+ 6,91,31,512+ 30,94,058)	1,00,00,000
<b>BLOCK - IV</b> 1. Land (approx. 311.72 acres)** & Buildings located at plant premises i.e., at Tuticorin, Tamil Nadu 2. Plant & Machinery located at the plant premises i.e., at Tuticorin, Tamil Nadu	2,20,24,82,526 (81,98,52,287+ 1,38,26,30,239)	11,01,24,126 (4,09,92,614+ 6,91,31,512)	1,00,00,000
<b>BLOCK - V</b> 1. Buildings located at plant premises i.e., at Tuticorin, Tamil Nadu & Plant & 2. Machinery located at the plant premises i.e. at Tuticorin Tamil Nadu.	2,04,85,35,572 (66,59,05,333+ 1,38,26,30,239)	10,24,26,778 (3,32,95,266+ 6,91,31,512)	1,00,00,000
<b>BLOCK - VI</b> Plant & Machinery located at the plant premises i.e., at Tuticorin, Tamil Nadu.	1,38,26,30,239	6,91,31,512	50,00,000

<b>BLOCK – VII</b> Land (approx. 311.72 acres)** & Buildings located at plant premises i.e., at Tuticorin, Tamil Nadu.	81,98,52,287	4,09,92,614	50,00,000
<b>BLOCK-VIII</b> Land (approx. 311.72 acres) located at Tuticorin, Tamil nadu.	15,39,46,954	76,97,347	50,00,000
<b>BLOCK – IX</b> Land (approx. 129.73 acres) parcel located at Hankon Village, Karwar, Karnataka	16,10,56,373	80,52,819	50,00,000
<b>BLOCK – X</b> Securities and Financial Assets	6,18,81,156	30,94,058	10,00,000

\*The reserve price is exclusive of applicable Taxes, if any

\*\* Original Title Deeds for 3.06 Acres are not traceable/missing. A copy of the same is available

**Important Notes:**

1. The sale shall be on “AS IS WHERE IS”, “AS IS WHAT IS”, “WHATEVER IT IS”, “WHATEVER THERE IS” and “WITHOUT RECOURSE BASIS” and as such, the sale shall be without any kind of warranties and indemnities. The sale is conducted under the provisions of the Insolvency and Bankruptcy Code and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 made thereunder.
2. The present Sale Notice must be read along with the E-Auction Process Documents wherein details of the process and timelines for submission of eligibility documents, site visit, due diligence etc. are outlined. The said E-Auction Process Document will be available on the website of e-auction service provider LinkStar Infosys Private Limited (Linkstar) website: [www.eauctions.co.in](http://www.eauctions.co.in) from November 20, 2023.
3. Interested bidders shall participate after **mandatorily** reading and agreeing to the relevant terms and conditions as prescribed in the E-Auction Process Document and accordingly, submit their expression of interest by **05-12-2023** in the manner prescribed in the E-Auction Process Document.
4. The Liquidator has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modify/terminate the e-Auction or withdraw any assets thereof from the auction proceeding at any stage without assigning any reason thereof.
5. As per proviso to sub-clause (f) of clause (1) of section 35 of the Code, the interested bidder shall not be eligible to submit a bid if it fails to meet the eligibility criteria as set out in section 29A of the Code (as amended from time to time).
6. \*The reserve price is exclusive of applicable Taxes, if any.
7. \*\*Original Title Deeds for 3.06 Acres are not traceable/missing. A copy of the same is available. Details of known Litigations/encumbrances on the assets can be given by the liquidator to the bidder(s) on request.
8. The Bidders have ten blocks to bid for, If bids are received in more than one block, the order of priority and other terms for sale will be as under:
  - Block – I has overriding preference over all the other blocks.
  - Block – II has overriding preference over Block – III, IV, V, VI, VII, VIII, IX and X.
  - Block – III has overriding preference over Block – IV, V, VI, VII, VIII and X.
  - Block – IV has overriding preference over Block – V and VI, VII and VIII.
  - Block – V has overriding preference over Block –VI, VII and VIII. **(Time of twelve months from issuance of Sale Certificate is permitted to the Successful Bidder for removal/lifting of Building and / or plant & machinery)**
  - Block – VI has overriding preference over Block –VII and VIII. **(Time of twelve months from issuance of Sale Certificate is permitted to the Successful Bidder for removal/lifting of plant & machinery). There will be collateral damage to the building structures if Plant & Machinery is sold under Block- VI)**
  - Block – VII has overriding preference over Block –VIII. **(Time of twelve months from issuance of Sale Certificate is permitted to the Successful Bidder for removal/lifting of plant & machinery under blocks- V and VI. There will be collateral damage to the building structures if Plant & Machinery is sold under Block- VI)**
  - Block- VIII Land (approx. 311.72 acres) located at Tuticorin, Tamil Nadu.
  - Block-IX is Independent Land situated at Hankon Village, Karwar, Karnataka
  - Block X is Securities and Financial Assets

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**Deepak Maini**

**IBBI/IPA-001/IP-P00676/2017-2018/11149**

**Liquidator of Ind-Barath Thermal Power Limited (in Liquidation)**

**E-mail ID: [Deepak.maini@insolvencyservices.in](mailto:Deepak.maini@insolvencyservices.in)**

AFA Validity: December 07, 2023

Date: 20.11.2023

Place: Noida, UP