

## **SALE NOTICE**

### **IN THE HIGH COURT AT CALCUTTA ORIGINAL JURISDICTION**

C.A. No 117 of 2016

C. P. No 241 of 2009

In the matter of:-

**Kamlapur Sugar & Industries Ltd.**  
(In Liquidation)

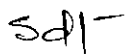
Pursuant to an order dated 10<sup>th</sup> February, 2017 of the Hon'ble High Court, Calcutta, offers are invited in sealed cover enclosing demand draft/pay order amounting 20% of Reserve price drawn in favour of" Official Liquidator ,High Court, Calcutta" within 23.03.2017 or 25% towards EMD directly in the Hon'ble High Court, Calcutta before start of auction for sale/transfer of assets and properties i.e. land measuring more or less 29.997 Hectres (14.307 Hectres freehold & 15.690 Hectres leasehold, leased out by Govt. of UP for a term of 30 years with effect from 25/04/1997), with building, sheds, plant & machinery, etc. lying at Daudpur, Charsi, Tehsil, Sidhauri, Sitapur, U.P. The face of the sealed covers bearing offers should indicate nothing except the words "**Offer for Kamlapur Sugar & Industries Ltd (In Liquidation)**". **There will be a reserve price of Rs. 45 Crore.**

Sale will be held by auction on 24.03.2017 before the Hon'ble Judge taking Company matters in the High Court at Calcutta, when the offerers or their authorized representatives may be present and raise their bids. Sale will be held on "as is where is & whatever there is basis." No purchaser will be allowed to bid in the name of nominee or nominees.

Intending buyers may take inspection of assets & properties on 16.03.2017 and 17.03.2017 between 12.00 Noon & 15.00 P.M.

Terms and conditions of sale with list of assets (moveable and immovable) will be available at the office of the undersigned on and from 28.02.2017 during office hours on payment of ₹ 200/- only per catalogue, and also at the site during inspection hours. Also for further details it can be accessed from website of the official liquidator i.e (<http://www.companyliquidator.gov.in>).

Dated: 25<sup>th</sup> February, 2017

  
K.S.PRADHAN  
Official Liquidator,  
High Court, Calcutta  
9. Old Post Office Street,  
4<sup>th</sup> & 5<sup>th</sup> floor, Kolkata-700001  
Phone:-033-2248-6501/6067

**IN THE HIGH COURT AT CALCUTTA  
ORIGINAL JURISDICTION**

C.A. NO 117 OF 2016  
C. P. NO.241OF 2009  
In the matter of:

**Kamlapur Sugar & Industries.)Ltd.  
(In Liquidation)**

**TERMS & CONDITIONS OF THE SALE**

1. The sale will be held on 24.03.2017 at 2.00 P.M before the Hon'ble Judge taking Company matters in the High Court, Calcutta as per Valuation Report made by the Valuer on "As Is Where Is And Whatever There Is" basis and subject to confirmation by the Hon'ble High Court at Calcutta. The Official Liquidator shall not provide any guarantee and/or warranty as to the quality, quantity or specification or defect of the assets sold. The Offerers/Bidders are to satisfy themselves in this regard by taking physical inspection of the assets/properties as to the title, encumbrance area, boundary, measurement, description etc. of the Company (In Liquidation) and the purchasers will be deemed to offer with full knowledge as to the defects, if any in the descriptions, quality or quantity of the assets sold. The Official Liquidator shall not entertain any complaint in this regard after the sale is over. Any mistake in the notice inviting tender shall not vitiate the sale.
  
2. The inspection of the assets/properties of the Company ( In Liquidation) situated at Dandpur, Charsi, Tehsil Sidhauri, Sitapur, UP, will be allowed to the intending purchasers/bidders on 16.03.2017 and 17.03.2017 Between 12.00 Noon & 15.00 P.M.

3. Offer in sealed cover enclosing a Bank Draft or Pay Order equivalent to 20% of the offer in favour of the "Official Liquidator, High Court, Calcutta" as Earnest Money, for purchase of the assets/properties of the Company (In Liquidation) should be submitted to the Official Liquidator latest by 4.00 P.M. on or before 23.03.2016. The offerer when submitting the offer shall not indicate the name and address on the face of the sealed cover but the sealed cover will only indicate, "Offer for Kamlapur Sugar & Industries Ltd. (In Liquidation)". Any offer stipulating any subjective clause or which is incomplete in any respect is liable to be rejected. No offers shall be accepted after the date and time stipulated hereinabove.
4. Any new offerer may also participate in the auction subject to furnishing of demand draft/ Pay Order in the like manner provided an amount equivalent to or 25% of the offer price as earnest money is submitted before start of auction
5. The successful purchaser/bidder shall have to pay the balance earnest money consisting 20% or 25% of offer price as applicable of the highest bid as reduced by the amount already tendered within such time as may decided by the Hon'ble High Court, Calcutta. In the event the highest bidder fails or expresses inability to pay the balance earnest money, the Official Liquidator may send invitation to the 2<sup>nd</sup> and 3<sup>rd</sup> highest bidders respectively to pay balance earnest money as per their respective bids. In case of failure to pay the balance earnest money within the stipulated time earnest moneys already deposited are liable for forfeiture with the leave of the Hon'ble High Court, Calcutta.

6. The Hon'ble Court may accept or reject any offer without assigning any reason thereof and the decision of the Hon'ble High Court, Calcutta shall be final.
7. The successful purchaser shall have to pay the balance purchase price to the Official Liquidator within 30 days from the date of confirmation of sale by the Hon'ble Court either by demand draft or pay order. Upon failure to pay such money within such time, the Earnest Money already deposited shall stand forfeited and the articles will be re-sold at the risk and cost of the defaulting offerer without prejudice to any other rights, which the Official Liquidator may exercise. It is made clear that this would not prevent the Hon'ble Court, fixing any other date for such deposit or extending such time even if such time is expired on such Terms & Conditions as per the Hon'ble Court may deem fit and proper.
8. Sale of assets/ property will be held by the Official Liquidator entirely at the risk of the purchaser from the time and date of the sale. The Official Liquidator will not be liable for any loss, deficiency or deterioration or damage or injury to the assets/ properties after such sale.
9. The successful purchaser shall have to take delivery/ possession of the assets/ properties sold within 30 days from the date of payment of full purchase consideration or any other time fixed by the Hon'ble High Court, Calcutta. Upon failure, unless otherwise ordered by the Hon'ble High Court, Calcutta, the sale in favour of the purchaser shall stand cancelled and all sums paid on account of the same shall stand forfeited without any further reference to the purchaser. No claim in respect of the same shall be entertained thereafter.

10. All expenses in connection with drafting approval and registration of deed of conveyance in respect of immoveable property shall have to be borne by the purchaser.
11. The sale would be subject to such modification/alteration of the Terms and Conditions of sale as the Hon'ble Court deem fit and proper and the decision of the Hon'ble High Court shall be final.
12. No purchaser will be allowed to bid in the name of nominee/nominees.
13. The proposed sale may be withdrawn by the Official Liquidator with the prior leave of the Hon'ble Court without assigning any reason thereof.
14. The purchaser has to prepare all documents in connection with the sale and the conveyance of the immoveable properties and submit the same to the Official Liquidator for his approval. The Deed of Conveyance in respect of the immoveable property should be executed within six months from the date of confirmation of the sale in favour of the purchaser after payment of full purchase price within the stipulated time framed by the Hon'ble Court. The successful purchaser would bear the statutory dues, taxes, charges/fees payable and for conveyance such as stamp duty, registration fees and incidental expenses, if any as applicable.

15. The Hon'ble High Court may set aside the sale even after the sale is confirmed in favour of purchaser/purchasers and/or purchase consideration is paid on such terms and conditions as the Hon'ble Court may deem fit and proper for the interest and benefit of creditors, contributories and all concerned and/or for public interest.

Sd/-

OFFICIAL LIQUIDATOR  
HIGH COURT, CALCUTTA  
9, OLD POST OFFICE STREET, 4TH & 5<sup>TH</sup> FLOOR  
KOLKATA – 700 001

## LAND

The total land area of M/s Kamalapur Sugar & Industries Limited (In Liquidation) situated at Dandpur, Charsi, Tehsil Sidhauri, Sitapur, UP is 29.997 Hectors or 118.66 Bigha as per available documents of the Company (In Liquidation) and as per search certificate, made on 11.01.2000 by Mr. S P Mishra, Advocate Sidhauri, Sitapur, UP out of 29.997 Hectors, 14.307 Hectors is Free-Hold, comprised in the following survey plot nos.

Gata Nos. 705, 708, 712, 714, 716, 721, 722, 725/1, 727, 729, 732/1, 732/2, 733/1, 733/2, 739, 740, 741, 742, 743, 749, 750, 575, 821, 719, 707, 703, 735, 730, 752, 754, 699, 704, 709, 710, 715, 717, 718, 720, 713, 725, 745, 668, 670, 690, 696, 700, 723, 698, 711, 726, 730, 760, 701, 724, 731, 734, 751, 753, 755, 728, 738, 744.

**Total Area = 14.307 Hectors (Free-Hold)**

And

From the notice of "Ayuth, Lucknow Mondal, Lucknow" dated 16<sup>th</sup> December, 1996, the Lease-Hold land for the Meghna Agro Industries (Now: Kamalapur, sugar & Industries Limited (In Liquidation) is 15.690 Hectors, comprised in the following survey plot Nos. :-

Gata Nos. : 668, 670, 690, 696, 700 702, 706, 723, 698, 711, 726, 730, 760, 751, 734, 753, 755, 744, 701, 724, 331, 728, 738.

**Total Area = 15.690 Hectors (Lease Hold)**

Lease granted by the Govt. of UP for a term of thirty years with effect from 25/04/1997.



Plant and Machinery

The purchase Bill and Vouchers for Plant & Machinery were not available from Bank or OL's Office. So for assessing the replacement cost of 3000 TCD capacity sugar mill plant, we consulted with sugar mill consultants / expert and made enquiry with various sugar mill Plant supplier and study were made, The study revealed that the cost of Plant vary from supplier to supplier and also depends on the make of the Plant & Machinery. It excludes Workshop, Laboratory, Staff & Workers Quarters and Admn. Building.

In the opinion of sugar mill Plant Expert, the Life of such type sugar Mill Plant is 20 years to 25 years, subject to thorough overhauled every year. The mill is closed for about 3 years, so no maintenance. The Depreciation have been considered as per the oldness and the present condition of the machine.

The Plant and Machinery was installed / functioning in the year 1998- 2000, i.e. the Plant is about 12-13 years of old and the present condition is more or less good as per apparently seen.

...p/8...

M/s. KAMALAPUR SUGAR & INDUSTRIES Ltd. ( In Liquidation )  
Situated at Dandpur, Charai, Teshil Sidhula, Sitapur, U.P.

PLANT & MACHINERY ::

The main Machinery installed in the Plant are :-

1). Cane unloading and feeding

- i). 5 Ton capacity cane unloading system,
- ii). Cane Carrier,
- iii). Feeder Tube,
- iv). Cane carrier Drive,
- v). Belt conveyer ,
- vi). Cane conveyer,
- vii). Swing Hammer Machine with Drive,
- viii). Bagasse conveying and distribution system .

2). Cane Milling Plant

- i). Cane Mill - 4 Nos.
- ii). Cane Mill Drives - 4 Nos.
- iii). Mill House Piping .

3). Generating Set

- i). 320 KVA - 1 Set.
- ii). 160 KVA - 1 Set
- iii). 320 KVA - Dismantal position.

4). Clarification Plant

- i). Mass flow meter for juice
- ii). Juice Heaters - 8 Nos.
- iii). Juice Sulphiter
- iv). Air Compressure
- v). Juice Clarifier
- vi). Vacuum Filter

5). Evaporation and Boiling Plant

- i). Evaporator Set
- ii). Syrup Sulphiter
- iii). Syrup and Molasses Tanks
- iv). Molasses Conditioning Unit
- v). Vacum Pans
- vi). Batch type Vacum Pans
- vii). Crystallizers
- viii). Injection water pumps

6). Cooling, Curing and Grading Section

- i). Crystallizers / Air Cooling Crystallizers
- ii). Vertical Crystallizers
- iii). Pumps for Vacum Pans

7). Centrifugal Section and Sugar House Machinery

- i). Batch Centrifugal Machines
- ii). Continuous Centrifugal Machines
- iii). Molasses Pumps
- iv). Sugar Meltor
- v). Sugar Elevator
- vi). Sugar Grader
- vii). Sugar weighing and stitching Machine

8). Steam Generating Plant

A). Boiler

- i). Boiler Capacity 75 Ton,
- ii). Thermax make DM Plant
- iii). Auto Shoot Blower with Timer
- iv). Wet Scrubber .

B). Turbo Generator Set

- i). Turbine Capacity 3 MW - 2 Nos.
- ii). Gear unit - 2 Nos.
- iii). BHEL, Make Synchronous Generator, 3750 KVA - 20 Nos.
- iv). Control System .

9) Automation / Instrumentation

Control Oil System, Steam Path, Lube Oil System,  
PLC based automation System, Control room for mill,  
Centrifugal Drive Control, Vibrator monitoring System,  
Air Compressor System, Various control valves, IP Converter,  
Process Instruments etc.etc.

10) Miscellaneous

Pressure Parts, Steam and water piping, various tanks,  
Various Pipe lines, Lubricants, Insulation, Chimney  
etc.etc

11) Electricals

Power Transformer, Cabling, Substation, Electrical Panels and  
Distribution, Auxiliary Control Panels, transmission line,  
Circuit Braker, Bus bars, Junction Box, etc.etc.

12) Effluent Treatment Plant

...p/11...

M/s. KAMALAPUR SUGAR & INDUSTRIES Ltd. (In Liquidation)  
 Situated at Dandpur, Charsi, Teshil Sidhula, Sitapur, U.P.

BUILDINGS & SHEDS :

SL. No. (1)	Description. (2)	Total Covered Area in Sq.ft. (3)	Present Condition (4)-		
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h G.M.Tech.Flats

Two storied residential Building having 8 flats in each building, such 2 Nos. of buildings.

8192 sq.ft. good.

h Block - D

Two storied residential Building having 5 flats in each building, such 3 Nos. of buildings.

9780 sq.ft. Average

3. Block - C

3 Storied residential Building having 6 flats in each building, such 3 Nos. of buildings.

15,000 sq.ft. Avg.

4. Block - E

3 storied residential Building, open space lawn at the centre of the building.

8904 sq.ft. Below Avg.

...p/12...

h Guest House

Two storied building  
total 8 nos. of flats.  
Open space at the  
centre .

6276 sq.ft. Avg.

h Canteen Room

Lynto type single  
storied , asbestos  
roof .

473 sq.ft. poor.

h Power House & Mill

Asbestos roof over  
Steel roof truss on  
Heavy duty double I  
Beam , with over head  
Crane bay, rain guard  
asbestos wall on 3 sides  
over c.b.wall from ground :  
r.c.c.flooring, ht.55 ft.app.

21000sq.ft. Average

8. Clenification & Evaporator House.

Asbestos roof over steel  
roof truss , rain guard  
asbestos wall on 2 sides  
above 20 ft.appx. from  
ground level, ht.70ft.appx.  
r.c.c.flooring .

14880sq.ft. Avg.

9. Pan & Centrifugal House

Asbestos roof on steel  
roof truss, one side partly  
covered by asbestos rain  
guard, r.c.c. flooring  
ht. 50ft. appx. 13300sq. ft. Avg.

10. Sugar House

G.I. roof on steel roof truss,  
all four sides covered by  
asbestos above c.b. wall 15ft.  
appx. ht. wall from ground,  
heavy duty flooring,  
height 100 ft. appx. 10875sq. ft. Avg.

11. Sugar Godown

Asbestos roof over steel 34000sq. ft.  
roof truss, all side c.b. walls  
brick flooring, ht. 40ft. appx. Avg.

12. Boiler House

G.I. roofing on steel 18000sq. ft. Avg.  
roof truss, heavy duty  
flooring.

13. Workshop

Asbestos roofing on  
m.s. roof truss, c.b. wall  
with a over head crane  
with r.c.c. roof 2 rooms  
inside. 3145sq. ft. Avg.

14. Stores adjacent to workshop

r.c.c. roof on c.b. wall with 4320sq. ft. Avg.  
c.b. rack, r.c.c. flooring with  
2 rooms inside, ht. 20ft. appx.

15. Panel Room near Pan House.

Asbestos roof on c.b. wall,  
r.c.c. flooring. 1222sq. ft. Avg.

16. Time Office.

r.c.c. roof on c.b. walls  
r.c.c. flooring . 1184sq. ft. Avg.

17. Cane Office & Tube well room.

Asbestos sheet roofing  
on c.b. walls. 3300sq. ft. Avg.

18. rest of all other civil  
work inside the Plant .

19. Boundary Wall

10" c.b. wall, 6 1/2 ft. average  
height from ground level,  
no plaster, some portion of  
south side is poor .

Total length = 4340 Rft. Avg.



...p/15...

M/s. KAMALAPUR SUGAR & INDUSTRIES Ltd. ( In Liquidation )  
Situated at Dandpur, Charsi, Teshil Sidhula, Sitapur, U.P.

**MISCELLANEOUS ::**

The main items of Miscellaneous consists of the following :-

a). Vehicle :

i). Maruti - ZEN Vx.

No.UP32 / P-0279

ii). Pick up Van ,

Tempo Travellor

No.UP32 / T-9431

b). Pay Loader.

Hydra mobile Crane,

10 T. capacity .

c). Weighing Bridges of different capacity installed in the plant area .

d). Computers at different offices within the Plant area .

e). Window type A.C. Machine at different offices in the Plant and also in the Guest House .

f). In the workshop :-

Vertical Drill Machine , Lath Machine,

Heavy type Shaping Machine , over head crane, etc.

One 24 ft. Bed Lath Machine installed in the Mill Shed .

...p/16 ...

g). In the Store Room :

pipe of different diameter, Number of bearings of different size, V-Belt of different size, Slide Calliper, Weighing - machine, portable drill machine, Gas cylinder for domestic use, etc. etc.

h). Weights of 50 kg. each ; about 80-82 in numbers , diesel barrels - Lot. Etc.etc.