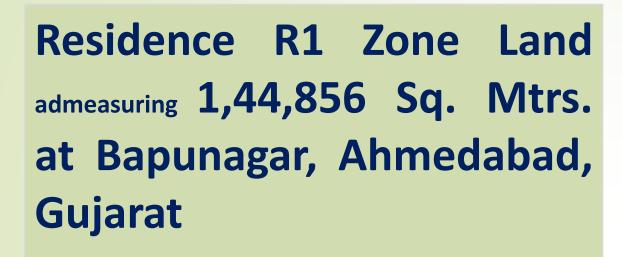
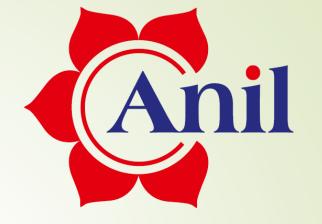
# Anil Limited (In Liquidation)





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A Real Estate Project Opportunity

August, 2021

# **Preface**



Anil Limited, formerly known as Anil Starch Products Limited was incorporated way back in 1940 by Late Shri Shripal Sheth. Later on, the Company was headed by his son Shri Amol Shripal Sheth. Since, 2014-15, the Company has shown downward topline and bottom line figures and Company started defaulting in payments to their creditors.

In August, 2017, the Company was admitted under Insolvency & Bankruptcy Code, 2016 ("the Code") and Corporate Insolvency Resolution Process was started vide order dated 22.08.2017

In October, 2018, the order of Liquidation passed by Hon'ble NCLT, Ahmedabad Bench and CA Ramchandra D. Choudhary (Reg. No. IBBI/IPA-001/IP-P00157/2017-18/10326) was appointed as the Liquidator of Anil Limited.

Section 35 of the Insolvency and Bankruptcy Code, 2016 ("IBC, 2016"), inter-alia, empowers the Liquidator to sell the immovable and movable property and actionable claims of a company in liquidation by public auction or private contract, with power to transfer such property to any person or body corporate, or to sell the same in parcels in such manner as may be specified.

# Preface



This document is aimed at providing interested investors key details about the Bapunagar Land of the Company being offered for sale under liquidation process via E-auction process going to be held on 11<sup>th</sup> September, 2021 as per the public notice.

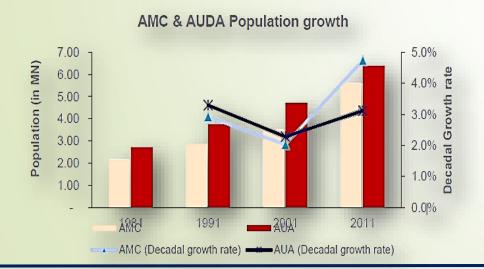
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### 1. CITY PROFILE OF AHMEDABAD



- ► It is the largest city in Gujarat & 5<sup>th</sup> largest in India. Ahmedabad is located in proximity to Gandhinagar which is the administrative capital of Gujarat –adds to the city's political importance
- ► Ahmedabad is also home to prestigious institutes like IIM, NID, NIFT and CEPT—attracting young population from across the country
- ▶ Being recognized as the 2<sup>nd</sup> largest producer of textiles and one of the largest exporters of gemstones & jewellery in India, it has emerged as an important economic and industrial hub.
- ▶ It has been ranked as the 3<sup>rd</sup> most livable city in India according to the ease of living index in 2020



- ► <u>DEMOGRAPHIC PROFILE</u>: Ahmedabad is the fifth largest in terms of population in the country, with population of 5.6 Mn while its urban agglomeration area has a population of 6.4 Mn
- ► Ahmedabad is one of the fastest growing cities with a CAGR of (AUDA)



# 2. PROPERTY OVERVIEW - 1,44,856 Sq. Mtr.

ANIL LIMITED - (IN LIQUIDATION)

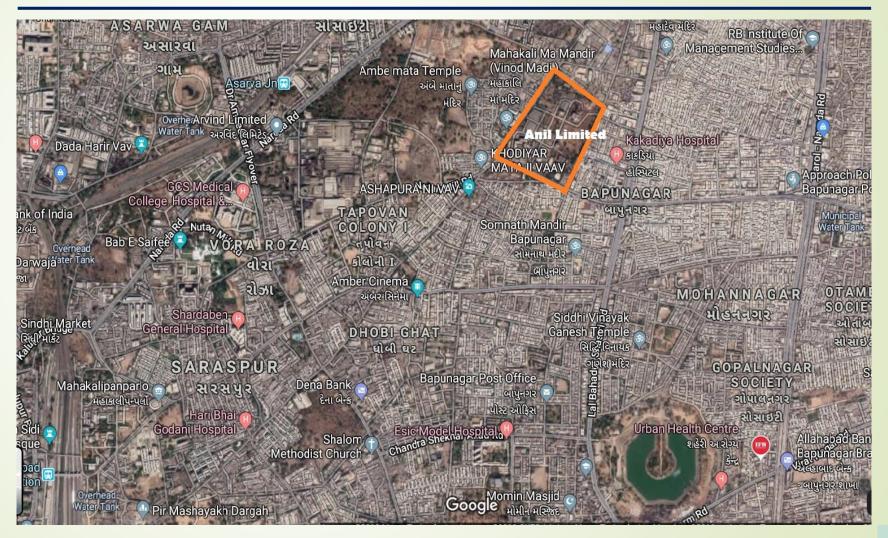


### 2. ANIL LIMITED PROPERTY OVERVIEW



- ► 1,44,856 Sq. Mtr. Final Plot, Approved for Residential Usage. Potential development of land includes Showroom, Shop or Office.
- ➤ Defined area of land with rectangular like boundaries with three side road.

#### **LOCATION OF THE PROPERTY**



### 2. ANIL LIMITED PROPERTY OVERVIEW



The Company is having parcel of land to the extent 1,44,856 Sq. Mtrs. located at Anil Starch Road, Bapunagar, Ahmedabad, Gujarat.

F.P. No.	Land (In Sq. Mtrs.)
137/P	1,35,527
138	4,148
139	1,515
140	1,591
141	2,075
Total	1,44,856

This land Having R1 Residential Zone.

### 3. OPPORTUNITY FOR INVESTOR



- The land enjoys the **prime location** in the center of the city.
- The land will be provided in ready to use condition.
- Opportunity to acquire huge land area at substantially discounted price.
- Significant long-term value considering the area it is located.
- Opportunity for good absorption due to the smaller number of big new residential projects in the area.
- BRTS TOD development in proximity
- Hassle-free transfer of property under the **liquidation provisions** of the IBC, 2016 without any liability of past dues towards any creditors/workers.

# 4. FSI and Commercial Calculation (Tentative)

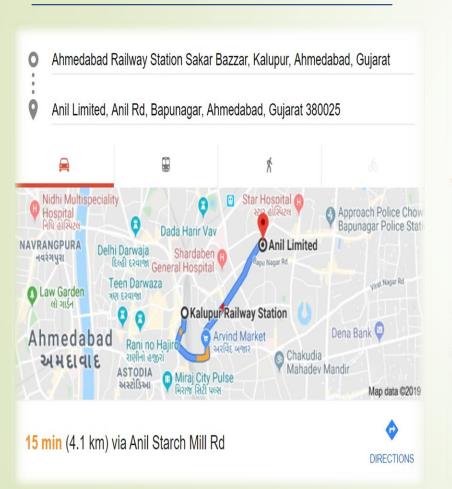


Particulars	Percentage	Sq. Mtrs.
Plot Area	100%	144,856
Less: Deductions for Inner Roads and Passage area	24%	34,765
Available for sale	76%	110,091
FSI @ 1.8 Times With Additional FSI 3.60 times		21.32 Lakhs Sq Ft. 42.64 Lakhs Sq Ft.

# 5. CONNECTIVITY & LANDMARK



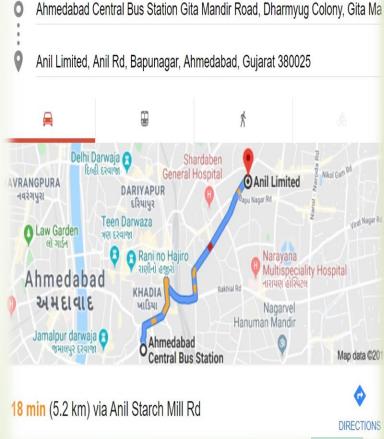
#### RAILWAY STATION - 4 Km



#### AIRPORT-9 Km



#### CENTRAL BUS STAND - 5 Km



## 5. CONNECTIVITY & LANDMARK



#### **Landmarks:**

Particulars	Distance
Arvind mills	0.8 km
Maruti Industrial area	0.8 km
Ashok mills	0.4 km
Bapunagar Cross roads	0.4 km

#### Nearby amenities to the location:



Kankaria Lake



- Kakadia Hospital
- Civil Hospital
- Haribhai Godani Hospital



- City Gold Cinema
- Amber Cinema



- Industrial Estates
- Diamond Polish Industries



- Shikh Gurudwara
- Swaminarayan Temple

### 6. E-AUCTION DETAILS



#### **Relevant dates**

Date and Time of Auction	11.09.2021 between 01.00 PM to 03.00 PM
Last Date for Submission of EMD	09.09.2021 before 06.00 PM  Payable through RTGS / DD to "Anil Limited (In Liquidation)" having Account No. 203520110000305 and IFSC Code BKID0002035
Inspection Date & Time	31.08.2021 Contact Person: Rajendra D. Choudhary.(M: 9426623398)

#### **Payment terms**

#### Amount in Rs

Reserve Price	EMD	Bid Increment amount
4,02,00,00,000	20,00,00,000	1,00,00,000

# Balance Payment of bid amount by the Successful Bidders:

The successful bidder shall have to deposit minimum 10% of total bid price (excluding EMD amount) within 30 days from the date of confirmation of sale. However, the successful bidder can pay the balance amount within the extended period of 90 days from the date of confirmation of sale along with the interest @ 12% p.a. to be levied after 30 days.

### 6. E-AUCTION DETAILS



#### **Terms & Conditions**

- ► E-Auction is being held on "AS IS WHERE IS WHATEVER THERE IS WITHOUT RECOURSE BASIS".
- ► The auction will be conducted through the e-auction service provider M/s Linkstar Infosys Private Limited through the web portal <a href="https://www.eauctions.co.in">www.eauctions.co.in</a>

#### **Auction documents link**

- ► E-Auction sale notice: <a href="https://sunresolution.in/cases/ongoing-cases/liquidation/anil-limited/">https://sunresolution.in/cases/ongoing-cases/liquidation/anil-limited/</a>
- ► E-Auction tender Document: <a href="https://sunresolution.in/cases/ongoing-cases/liquidation/anil-limited/">https://sunresolution.in/cases/ongoing-cases/liquidation/anil-limited/</a>
- ► Bid Application form: <a href="https://eauctions.co.in/">https://eauctions.co.in/</a>

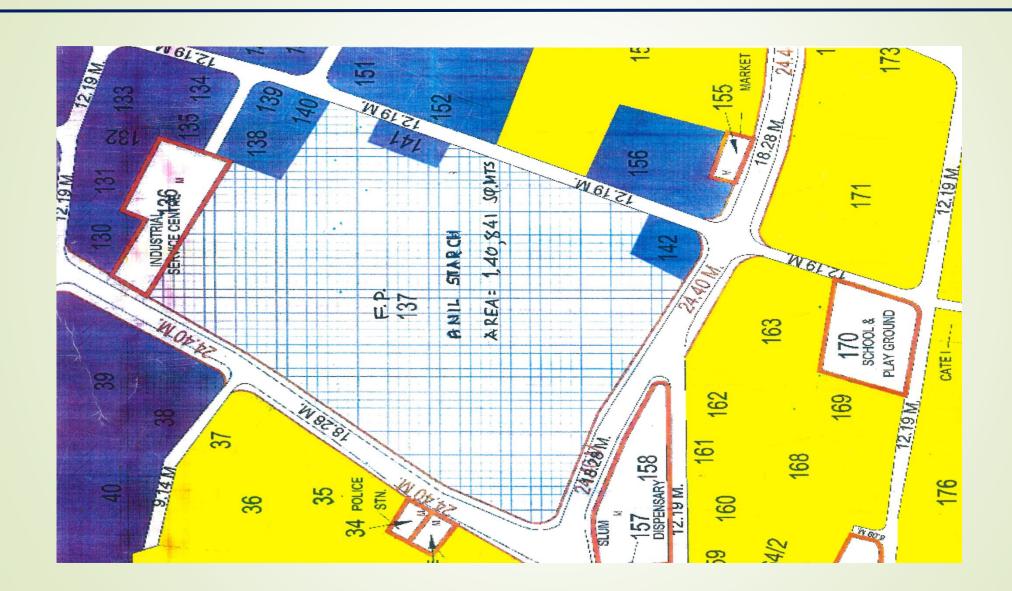
# 7. ARIEL VIEW OF PROPERTY





### 8. LAND PLAN

























## 10. CONFIDENTIALITY & DISCLAIMER



#### Confidentially of the Asset Sale Memorandum ("Memorandum") and contents therein

The information and opinions contained in this Memorandum are strictly confidential. Accordingly, the contents of this Asset Sale Memorandum and any other information or opinions subsequently supplied or given to you will constitute Confidential Information. On no account may this Memorandum (or any part of it) be copied, disclosed or made available to any person other than the recipient to whom it is addressed.

#### Disclaimer

The Memorandum does not purport to be all-inclusive or necessarily to contain all the information that a prospective buyer may desire in investigating the company or its divisions/units, and may be subject to revision or amendments. The Memorandum contains selected information to assist the recipient in making the initial decision to proceed with further investigation and is not intended to form the basis of any purchase transaction by a prospective buyer. All information provided herein is on the basis of information available with the company or in public domain received by the Liquidator and its advisors. The prospective purchaser must carry out their own due diligence, physical inspections and analysis of the company, its assets and of the data referred to in the Memorandum and should consult their own advisors in respect of the matters referred to and satisfy themselves as to the accuracy of all matters. The Liquidator and its advisors have not audited or verified accuracy of the information contained herein and hence cannot and do not accept any responsibility and/or liability for any loss or damage of whatsoever nature that may occur by reliance on it and howsoever arising.

No representation or warranty, express or implied, is given by the Liquidator or its advisors (and any warranty expressed or implied by statute is hereby excluded) as to the accuracy or completeness of the contents of this Memorandum or any other document or information supplied, or which may be supplied at any time or any opinions or projections expressed herein or therein, nor is any such party under any obligation to update the Memorandum or correct any inaccuracies or omissions in it which may exist or become apparent.

In no circumstances will the Liquidator be responsible for any costs or expenses incurred in connection with any appraisal or investigation of the company or for any other costs or

expenses incurred by prospective buyer.

Should this Memorandum (through the act or default of the recipient) reach other persons without our written consent, the recipient will indemnify the company and the Liquidator against any loss or damage or other liabilities (including all costs), which they may suffer as a result. In providing this Memorandum, the Liquidator undertakes no obligation to invite the recipient to proceed with a further investigation of the company or to provide the recipient with any additional information, nor otherwise to negotiate with except in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016.

By requesting the Memorandum, recipients agree that they will on request, promptly return to Liquidator, this Memorandum and all further information and material, sent or made available without retaining any copies thereof or any notes, analyses or information relating thereto.

Any disputes or claim arising under or in connection with this document will be governed by and construed in accordance with the laws of India and be subject to the exclusive jurisdiction of the courts of Ahmedabad, India



# THANK YOU!

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