



**Grant Thornton**

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**CONCAST**

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

**Sodepur (Asset Lot – 2A & 2B)**

*Asset Sale Memorandum*

December 2018



# Preface

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As you may be aware, The Hon'ble NCLT, Kolkata Bench, vide their order dated 26<sup>th</sup> September 2018 has ordered the liquidation process to begin for the assets of Concast Power & Steel Limited ("Company") and has appointed Mr. Kshitiz Chhawchharia (Reg. No. IBBI/IPA-001/IP-P00358/2017-18/10616) as the Liquidator of the Company.

In view of the same , the assets of the company including 4 manufacturing locations and a corporate office unit are proposed to be sold on an asset lot basis.

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

This document is aimed at providing interested buyers key details about the Sodepur unit (Asset lot 2) of the Company being offered for sale under liquidation process.

Currently, the Asset lot 2 of the Company are being offered to the interested buyers on Asset lot basis and individual assets within the Asset lot are not being offered for sale.

If the entire Asset lot is not sold within an envisaged time period then the Liquidator at his discretion may consider offering the assets under the Lot in parcels or individually.

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<b>IBC</b>	Insolvency & Bankruptcy Code 2016	<b>NCLT</b>	National Company Law Tribunal
<b>MTPA</b>	Metric Tons Per Annum	<b>JSG</b>	Jharsuguda
<b>CAGR</b>	Compounded Annual Growth Rate	<b>SKLM</b>	Srikakulam
<b>EBITDA</b>	Earnings Before Interest Tax Depreciation and Amortization	<b>BNK</b>	Bankura
<b>EBIT</b>	Earnings before Interest & Tax	<b>RKL</b>	Rourkela
<b>PAT</b>	Profit After Tax	<b>CBIL</b>	Concast Bengal Industries
<b>INR</b>	Indian Rupees	<b>CIL</b>	Concast Ispat Ltd.
<b>QC</b>	Quality Control	<b>DSL</b>	Dakuni Steels Limited Srikakulam
<b>USD</b>	United States Dollars	<b>SMS</b>	Steel Melting Shop
<b>DRI</b>	Direct Reduced Iron	<b>EAF</b>	Electric Arc Furnace
<b>MBF/ BF</b>	Mini Blast Furnace	<b>SCN</b>	Show Cause Notice

# **BUSINESS OVERVIEW**

## **CONCAST STEEL & POWER LIMITED (CONCAST) – IN LIQUIDATION**

## Introduction

- ▶ Concast Steel & Power Limited (“CSPL” or “Concast”) is an integrated manufacturer of iron and steel products.
- ▶ Operates integrated facilities consisting of sintering plant, MBF, CCM, SMS and DRI (Direct Reduce/ Sponge Iron) units.
- ▶ Produces a variety of structural steel of standard quality for different applications such as defence, railways, infrastructure and construction industries.
- ▶ The company possesses all major product and manufacturing certifications and boasts of world class equipment and assets.
- ▶ The Bankura Plant of Concast has 1159 employees of which 1027 are contract labours.

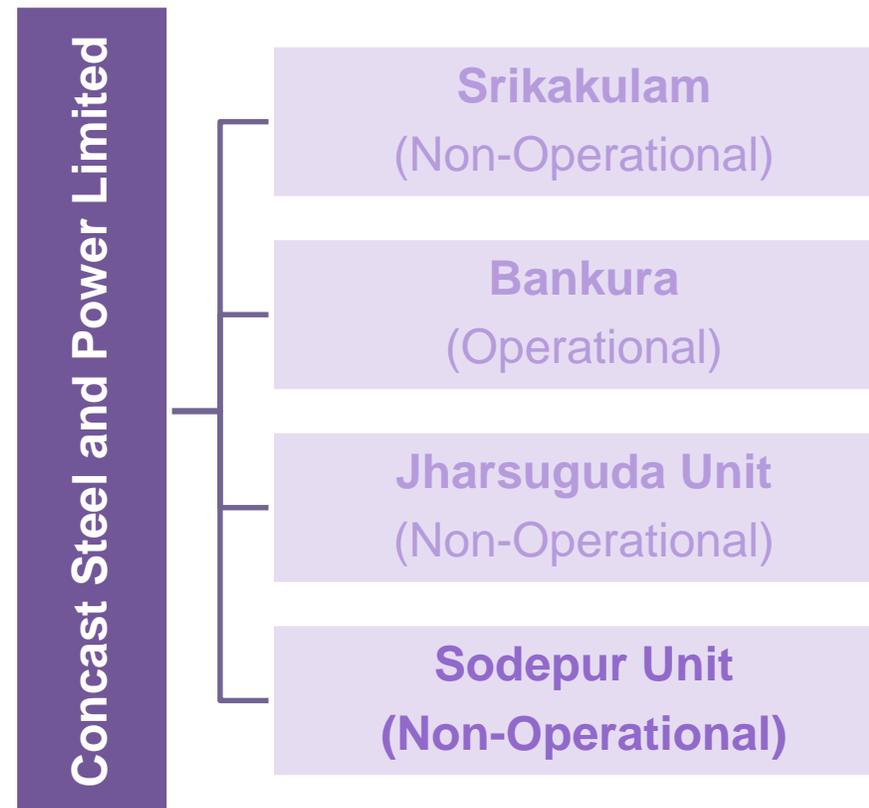
## Select Clientele



## Certifications



## Corporate Structure



## Current Status

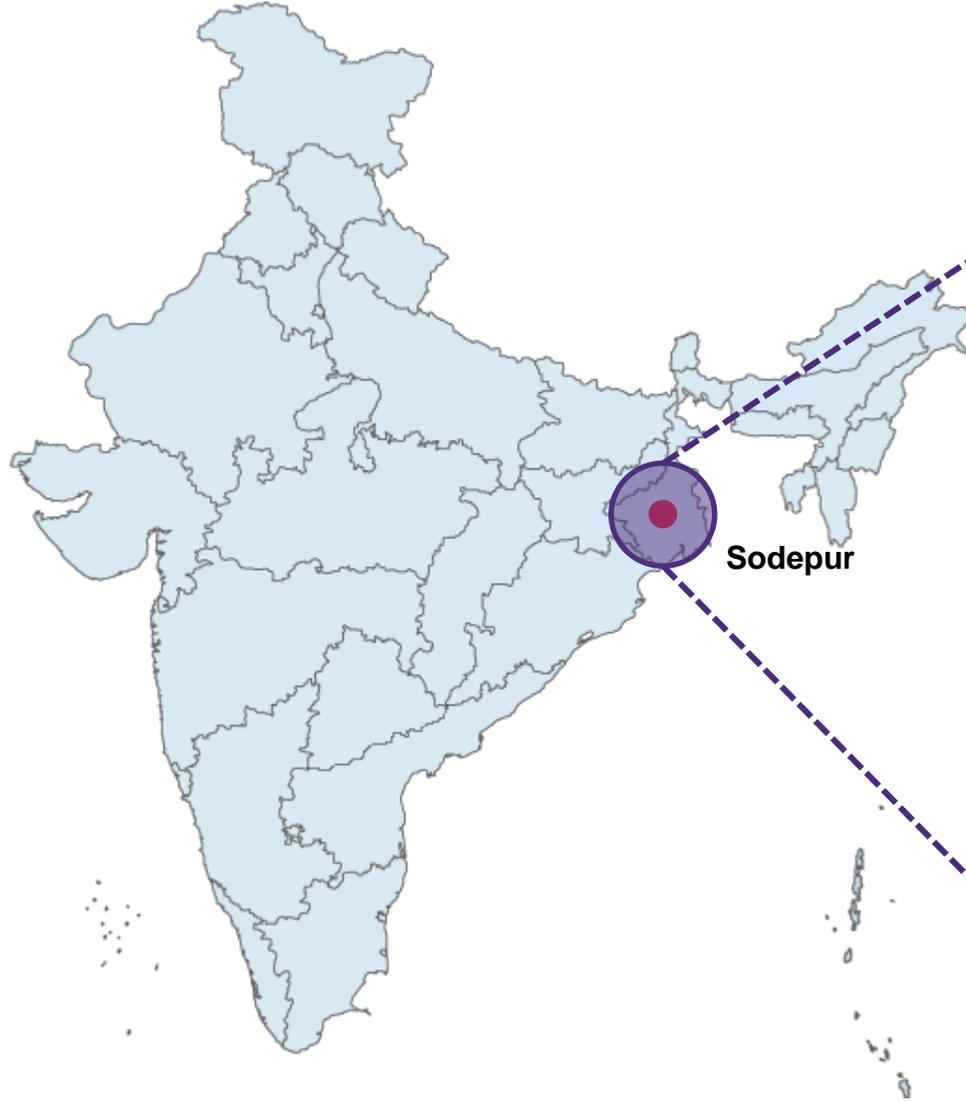
The Hon'ble NCLT, Kolkata Bench, vide their order dated 26 September 2018 has appointed **Mr. Kshitiz Chhawchharia (Reg. No. IBB/PA-001/IP-P00358/2017-18/10616)** as the Liquidator of the company with directions to liquidate the assets of the company along with specific directions to liquidate the Bankura unit as a going concern as per the provisions laid under the Insolvency and Bankruptcy Code, 2016.

# ASSET LOT - 2

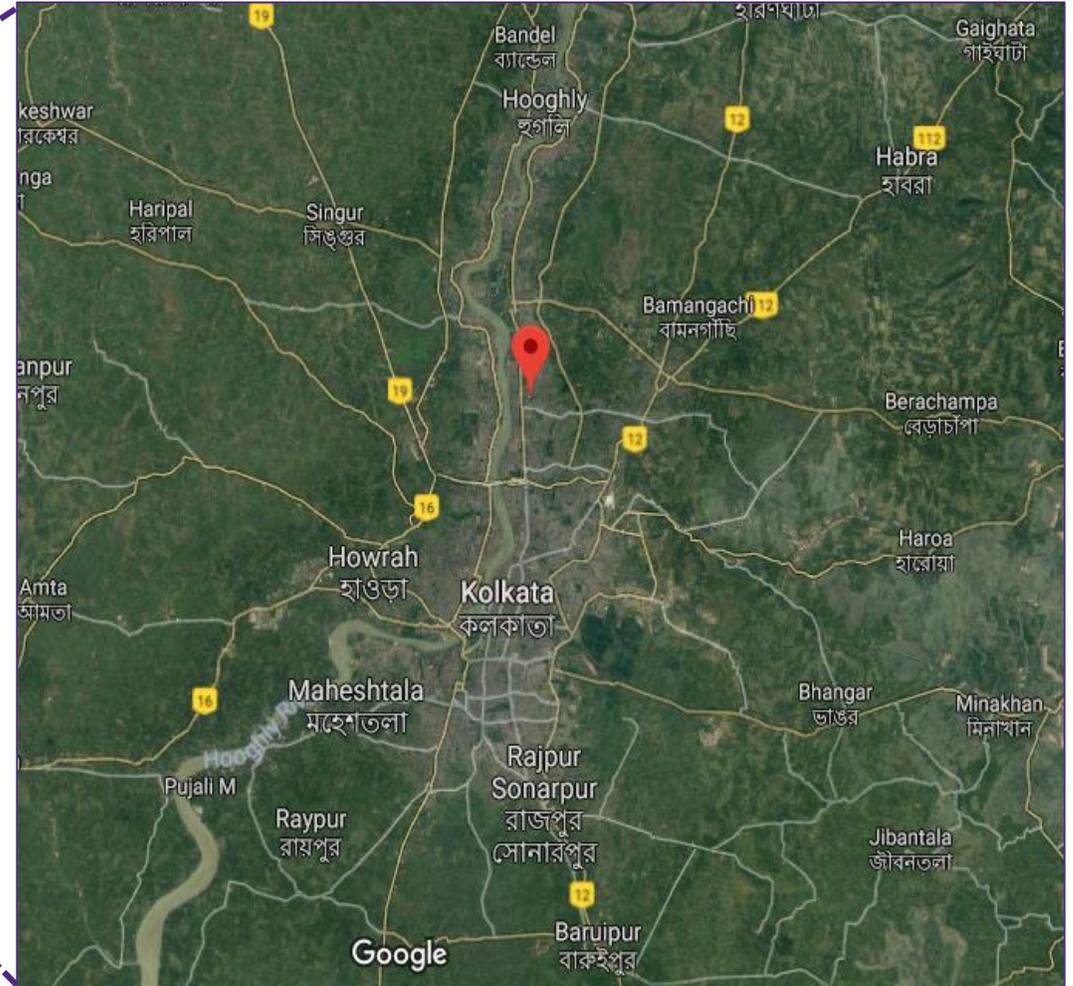
## SODEPUR

(TO BE SOLD AS REAL ESTATE UNIT)

The Hon'ble NCLT, Kolkata Bench, vide their order dated 26<sup>th</sup> September 2018 has appointed **Mr. Kshitiz Chhawchharia (Reg. No. IBBI/IPA-001/IP-P00358/2017-18/10616)** as the **Liquidator of the company** with directions to liquidate the assets of the **Sodepur unit** as per the provisions laid under the Insolvency and Bankruptcy Code, 2016.



Satellite image



# Sodepur Plant – Sold as a real estate unit (Asset Lot 2A)

## Strategic Location

- ▶ Proximity to Godrej Prakriti (Prime Real Estate Property)
- ▶ Walking distance to Sodepur Railway Station & Barrackpore Trunk Road
- ▶ Closely Connected to major modes of transport
- ▶ Available land for expansion

## Address & Area

<b>Location</b>	Plot no./Dag No. 8(P), 9/414, 9/415, 8/441, 8/442, 8/443, 8/444, 8/445, 8/446 (P), 8/448 (P), 8/449 (P), 8 (P), 9 (P) s. Mouza Sodepur, P.S. Khardaha, Kolkata, State West Bengal
<b>Area</b>	~ 5 Acres

## Connectivity



~16 KM

Netaji Subhash Chandra Bose international Airport is ~16 KM from Sodepur Plant



~20 KM

~20 KM from Howrah railway station  
~17 KM from Sealdah railway station



~5 KM

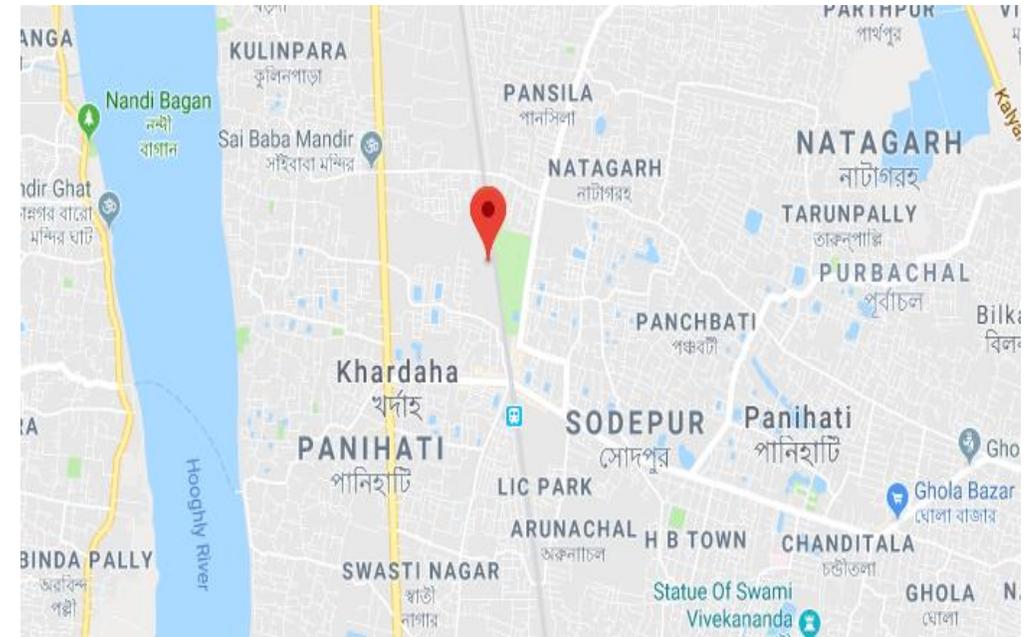
Situated ~ 5 Km. from the Sodepur bus station which passes through the heart of the city also provides ample scope for road transport



~103 KM

The subject property is ~103 Km away from Haldia Port.

## Google Map Location



<https://goo.gl/maps/wg69MRiXAE62>

# Sodepur Plant – Nearby Areas

## Close Proximity to Sodepur Railway Station & Godrej Prakriti



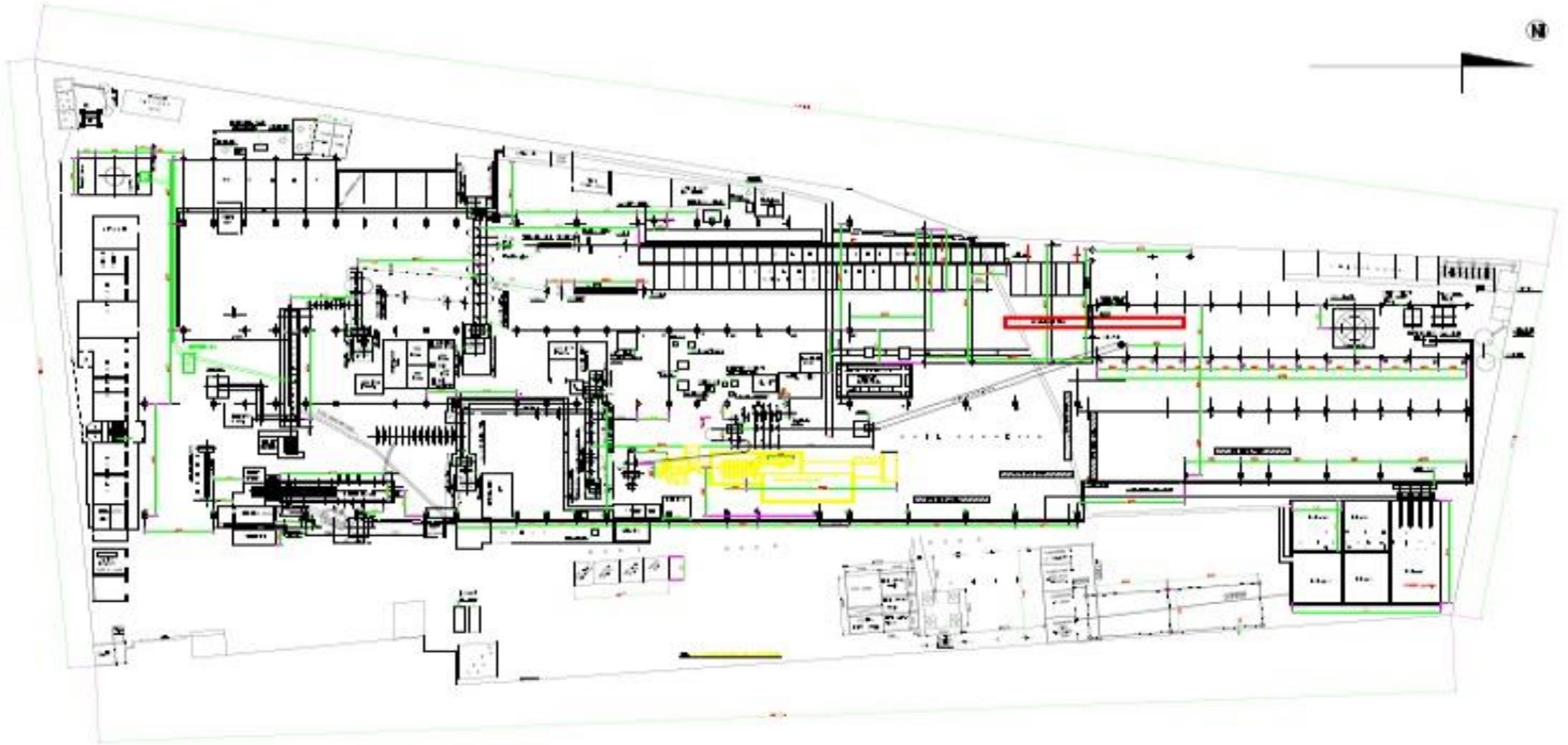
# Sodepur Unit – Plant & Machinery (Asset Lot 2B)

Sr. No.	Description	Built-up area	Year of Construction
I	Freehold Property	Acres	
	Sodepur, P.S. Khardaha	4.79	
<b>A</b>	<b>ROD MILL MAIN SHED</b>	<b>In SMT</b>	<b>In Year</b>
<b>1</b>	<b>ROD MILL MAIN SHED</b>	<b>2737.19</b>	<b>1994</b>
	Type - MS Frame Structure Roof - Double Slope CGI roof on ms structure resting on RSJ build-up column Walls - CGI Sheet cladding Height: 16 Mtr.		
<b>2</b>	<b>COOLING TOWER.</b>	<b>625</b>	<b>1999</b>
	RCC Platform		
<b>3</b>	<b>CONTROL ROOM( Under shed for Thermex TMT)</b>	<b>30</b>	<b>1999</b>
	Type - RCC Frame Roof - RCC roofing Walls - Brick Wall Doors - Aluminum Framed glass window, wooden door, Flooring - cement concrete floor Height: 3.5 Mtr.		
<b>4</b>	<b>CONTROL ROOM( Under shed for RA TMT)</b>	<b>16</b>	<b>2002</b>
	Type - MS structure Roof - CGI roof supported on MS Column Doors -Aluminum framed glass windows and door Height: 3.5 Mtr.		
<b>5</b>	<b>LABORATORY ROOM (UNDERADMIN.BUILDING2nos.room)</b>	<b>25</b>	<b>1994</b>
	Type - RCC Frame Structure Roof - RCC Roof Walls - Brick Wall Door - Wooden Door Flooring - Cement Concrete floor Height: 3.5 Mtr.		
<b>B</b>	<b>SECTION MILL MAIN SHED</b>	<b>2764.8</b>	<b>1994</b>
	Type - MS Frame Structure Roof - Double Slope CGI roof on ms structure resting on RSJ build-up column Walls - CGI Sheet cladding Height: 16 Mtr.		

<b>C</b>	<b>BILLET SHED</b>	<b>227.102</b>	<b>1994</b>
	Type - MS Frame Structure Roof - Double Slope CGI roof on ms structure resting on RSJ build-up column Walls - CGI Sheet cladding Height: 16 Mtr.		
<b>D</b>	<b>PRODUCER GAS PLANT -1</b>	<b>35</b>	<b>2010</b>
	Type - MS Frame Structure Roof - Double Slope CGI roof on ms structure resting on RSJ build-up column Walls - CGI Sheet cladding Height: 25 Mtr.		
<b>E</b>	<b>PRODUCER GAS PLANT-2</b>	<b>35</b>	<b>2011</b>
	Type - MS Frame Structure Roof - Double Slope CGI roof on ms structure resting on RSJ build-up column Walls - CGI Sheet cladding Height: 20 Mtr.		
<b>F</b>	<b>COAL HANDLING PLANT</b>	<b>164.628</b>	<b>2010</b>
	Type - MS Frame Structure Roof - Double Slope CGI roof on ms structure resting on RSJ build-up column Walls - CGI Sheet cladding Height: 9 Mtr.		
<b>G</b>	<b>ADMIN BUILDING</b>	<b>229.397</b>	<b>1994</b>
	Type - RCC Frame Structure (G+1) Roof - RCC roofing Walls - Brick Wall Doors - Wooden Framed Doors and Windows Flooring - Cement Concrete floor Height: 3.5 Mtr.		
<b>H</b>	<b>SECURITY OFFICE</b>	<b>12</b>	<b>1994</b>
	Type - RCC Frame Structure Roof - RCC roofing Walls - Brick Wall Doors - Wooden Framed Door and Window.		
<b>I</b>	<b>WATER CIRCULATION TANK (Depth 2.44 Mtr.)</b>	<b>453.25</b>	<b>1994</b>
<b>J</b>	<b>ELECTRICAL TRANSFORMER ROOM</b>	<b>34</b>	<b>1994</b>
	Type - RCC Frame Structure Roof - RCC roofing Walls - Brick Wall		

# Sodepur Plant - Layout

Plant Layout -



# Thank You

## **Confidentiality 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.

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

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

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 Kolkata, India.