

**PUBLIC ANNOUNCEMENT**  
**INVITATION FOR PARTICIPATING IN THE ELECTRONIC AUCTION SALE PROCESS**  
**UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016**  
**STERLING SEZ AND INFRASTRUCTURE LIMITED**  
**(in Liquidation)**

Sterling SEZ and Infrastructure Limited (“SSIL”) is currently undergoing liquidation proceedings in accordance with the provisions of the Insolvency and Bankruptcy Code, 2016 (“IBC”) pursuant to order of the Hon’ble National Company Law Tribunal (“NCLT”), Mumbai Bench dated 18/10/2021 (order received on 18/11/2021) and Mr. Vishal Ghisulal Jain has been appointed as its Liquidator (“Liquidator”).

Notice is hereby given to persons interesting in participating in the electronic auction sale process (“E-Auction Process”) for the purchase of SSIL /its assets as per the following categories:

**Category A:** SSIL as a whole with the legal entity and financial assets; OR

**Category B:** SSIL assets as a whole excluding the legal entity, intangible assets, financial assets and brand name; OR

**Category C:** SSIL assets on a standalone basis, excluding financial assets, intangible assets, and brand name.

at a price higher than the minimum reserve price as mentioned in the below table, on an “as is where is basis”, “whatever there is basis” “without any recourse basis”, without any representation, warranty, or indemnity by the Liquidator or SSIL, in accordance with the IBC, and on the terms and conditions mentioned in the E-Auction Process Document which may be viewed at <https://sterlingsez.com/> (“E-Auction Process Document”):

Category	Asset	Indicative description	Reserve Price (INR)	EMD Amount (INR)	Incremental Value(INR)
A	SSIL as a whole with the legal entity and financial assets	SSIL assets as a whole including its legal entity, name and its financial assets.	Upon receipt of EOI from the interested persons in accordance with the E-Auction Process Document, the reserve price and the others terms and conditions of the sale shall be conveyed. The interested bidder at this stage is only required to submit the EOI for this option.		
B	SSIL as a whole excluding the legal entity, intangible assets, financial assets and brand name	SSIL assets as a whole excluding its legal entity, brand name and its financial assets	4,15,00,00,000/-	41,50,00,000 /-	1,00,00,000/-
C	SSIL on a standalone basis, excluding financial assets, intangible assets, and brand name	SSIL assets on a standalone basis as described in the table below, category wise, excluding the legal entity, brand name, intangible assets, and its financial assets.	# Kindly refer table below for the details of the assets proposed to be sold on a standalone basis.		

# Details of the assets proposed to be sold by way of e-auction under Category C:

Category	Asset	Indicative description (Read with applicable exclusions*)	Reserve Price (INR)	EMD Amount (INR)	Incremental Value(INR)
C.1.	Land & Building of SSIL	The Land & Building of SSIL located at Survey No. 190, Block No. 938/1, 938/3, 938/4 and 938/5 at village Sarod and Valipor, taluka Jambusar, district Bharuch, Gujarat.	4,14,00,00,000/-	41,40,00,000/-	1,00,00,000/-
C.2.	Vedach Land	Land located at Block No. 1095, at village Vedach, taluka Jambusar, district Bharuch, Gujarat.	23,39,000/-	2,33,900/-	1,00,000/-
C.3.	Car Honda CRV M/T Petrol	Bearing Registration No. GJ-06-DG-3690	1,51,000/-	15,100/-	25,000/-
C.4.	Car Chevrolet Tavera	Bearing Registration No. GJ-06-DG-7560	45,000/-	4,500/-	10,000/-
C.5.	Car Ford Endeavour Diesel	Bearing Registration No. GJ-06-DQ-9522	1,96,000/-	19,600/-	25,000/-
C.6.	Plant and Machinery	It includes Weigh Bridge, Capital WIP	45,00,000/-	4,50,000/-	1,00,000/-
C.7.	Office Equipment incl. Furniture & Fixtures & Computers	It includes Air conditioners, Computer’s and software’s, Furniture & Fixtures	5,12,000/-	51,200/-	50,000/-

\*Exclusions: Any third-party asset lying in the custody /Premises of SSIL are excluded from sale of all the above locations mentioned.

Relevant Particulars

Name of corporate debtor	Sterling SEZ and Infrastructure Limited
Date of incorporation of corporate debtor	22/06/2006
Authority under which corporate debtor is incorporated / registered	ROC-MUMBAI
Corporate Identity No. / Limited Liability-Identification No. of corporate debtor	U45201MH2006PLC162784
Website	<a href="https://sterlingsez.com/">https://sterlingsez.com/</a>
Liquidation commencement date of corporate debtor	Order Delivered on: 18-10-2021(Copy of written order made available on 18-11-2021)
Date of invitation for participating in the E-auction process	24/03/2022
EOI submission date	31/03/2022
Eligibility criteria for participating in the E-auction process	Any person participating in the E-auction process pursuant to this invitation shall not be a person ineligible in terms of Section 29A of IBC. An affidavit confirming eligibility in this regard will be required to be submitted by the interested bidders and shall meet the criteria set out in the E-Auction Process Document. For details kindly, refer the E-Auction Process Document.
Mode of sale	Electronic auction sale process (as per its meaning under the IBC)
Terms of sale	As per the terms and conditions set out under the E-Auction Process Document available at <a href="https://sterlingsez.com/">https://sterlingsez.com/</a>
Refundable/Adjustable Earnest Money Deposit ("EMD")	10% of the Reserve Price mentioned against the category of the asset(s) the bidders are interested in before bidding. For details kindly, refer the E-Auction Process Document.
Last date of submission of EMD	21/04/2022 (Unless intimated otherwise on the website of the Corporate Debtor. For details kindly, refer the E-Auction Process Document.
Date of E Auction	25/04/2022 For details kindly, refer the E-Auction Process Document.
Schedule of Inspection	02//04/2022 to 15/04/2022 with prior intimation to the Liquidator
Name, Address and e-mail to be used for correspondence with the liquidator	Vishal Ghisulal Jain Registration No.: IBBI/IPA-001/IP-P00419/2017-2018/10742 Resolve-IPE Private Limited 1003, 10th Floor, Satra Plaza, Sector 19D, Palm Beach Road, Vashi, Navi Mumbai - 400 703. Email: liquidation.sterlingsez@resolvegroup.co.in
E – Auction Portal	<a href="https://ncltauction.auctiontiger.net">https://ncltauction.auctiontiger.net</a>
<p>Notes:</p> <p>The mode of sale contemplated hereunder is "electronic auction sale" as per its meaning under IBC and applicable Insolvency and Bankruptcy Board of India (Liquidation process) Regulations, 2016 ("Liquidation Regulations"). All interested persons are urged to familiarize themselves with the relevant provisions thereof.</p> <ol style="list-style-type: none"> <li>A bidder if eligible and confirmed by liquidator, may participate in the E-Auction process for any of the categories set out herein in accordance with the E-Auction Process Document.</li> <li>It is clarified that no extension /concessions will be awarded on account of incomplete due-diligence. The information and documents available with the Liquidator shall be provided by the Liquidator on a best effort basis.</li> <li>EMD will be mandatorily required to be deposited by the interested persons to be entitled to participate in the E-Auction. EMD adjustment and refund mechanism shall be as more specifically set out under the E-Auction Process Document.</li> <li>The Liquidator reserve the right to request any interested party to demonstrate sources of funds at any stage of the E-Auction Process.</li> <li>It is clarified that the advertisement does not create any kind of binding obligation on the part of the Liquidator or SSIL to affect the sale of the assets of SSIL. For avoidance of any doubts, it is hereby clarified that this is not an offer document. All taxes (including any customs, Excise, TDS, GST any other duties, taxes, levies, transfer charges, etc.) will be borne by the buyer.</li> <li>Notwithstanding anything contained herein, the terms &amp; conditions for inviting Bid/EOI from interested parties, including eligibility criteria shall be determined as per IBC and by the Liquidator of SSIL and may be changed/ amended or modified at any stage.</li> <li>Liquidator of SSIL reserves the right to alter/suspend/abandon/cancel/extend/resize parcels/amend categories of sale or modify the process/ Payment terms and of the present advertisement or E-auction and /or reject or disqualify any interested party/prospective bidder/bid/offer at any stage of process, without assigning any reason, in the best interest of the stakeholders with a view to maximize the recovery. The liquidator further has the right to make sales in accordance with the provisions of the IBC, without any liability and does not bear any obligation to keep the interested party informed.</li> <li>The advertisement is subject to the provisions of the IBC and the regulations made thereunder including but not limited to Section 52 and 53 of the IBC. The prospective bidders should make their own independent enquiries/due-diligence regarding the extent, measurement, nature, type, classification, encumbrances, litigations, attachments, acquisition liabilities of the assets and claim/right/dues etc. in respect to the assets put on auction, prior to submitting their bid.</li> <li>The advertisement does not constitute and will not be deemed to be constitute any commitment or any representation of the Liquidator/ SSIL.</li> <li>Any extensions in timelines/ modification in the content of the advertisement will not be necessarily be carried out through another advertisement, but may be notified directly on the website of SSIL.</li> <li>The prospective bidders should regularly visit the website to keep themselves updated regarding clarifications, amendments or extensions /date of auction. If any.</li> <li>This advertisement is subject to the terms and conditions mentioned in the E-Auction Process Document at <a href="https://sterlingsez.com/">https://sterlingsez.com/</a>.</li> </ol>	

Sd/-  
Vishal Ghisulal Jain  
Liquidator of Sterling SEZ and Infrastructure Limited  
IBBI Registration No: IBBI/PA-001/IP-P00419/2017-20118/10742

Date:24/03/2022  
Place:Navi-Mumbai