

Investment Opportunity

SSA International Limited

Land & Building of Rice Mill at Mandideep, MP

India Debt Resolution Company Limited (IDRCL)

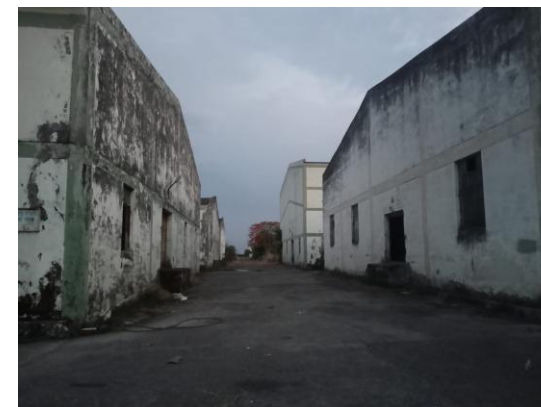
Apr-25

- ① Background
- ② Land Details
- ③ Buildings, Sheds & Godowns Details
- ④ Advantage of the Site
- ⑤ Auction Details
- ⑥ Contact Details
- ⑦ Disclaimer

- SSA International Limited (SSA) was promoted by late Mr. Anil Mittal and was engaged in business of processing and trading of basmati rice, rice bran oil and soya extraction
- India Debt Resolution Company Limited (IDRCL), is part of the Bad Bank initiative of the Govt. of India, for resolution of NPAs in the Indian banking system. Our shareholders are public and private banks
- The Land & Building of rice mill of SSA International Limited located in Mandideep, Madhya Pradesh is proposed to be sold under the provisions of SARFAESI Act and is under physical possession
 - Leased land measuring 97,750 sq.m. (~24 acres), residual lease for ~14 years, which can be renewed as per the terms stipulated by MP Audyogik Kendra Vikas Nigam (Bhopal) Ltd.
 - Buildings, Godowns and Sheds admeasuring ~24,000 sq.m.

Land Details:

- **Address:** Plot No. 11, Mandideep Industrial Area, Phase-II, Mandideep, Tehsil-Goharganj, District-Raisen, Madhya Pradesh, Pin-462046
- **Plot Area:** 97,750 sq.m. (~24 acres)
- **Lessor:** MP Audyogik Kendra Vikas Nigam (Bhopal) Ltd.
- **Lease Period:** 14-Aug-08 to 13-Aug-38, which can be further renewed as per the terms stipulated by MP Audyogik Kendra Vikas Nigam (Bhopal) Ltd.
- **Annual Lease Rent / Charges:** ~INR 8 lac
- **Pending Dues:** ~INR 1.3 cr till FY'25 as per lease bill statement from MPIDC and ~INR 44 lakhs of property tax dues
- **Google Location:** <https://maps.app.goo.gl/7SiB87MEhCt9AMrf8>



Buildings, Sheds & Godowns Details

Building Details:

- Industrial building constructed on lease hold industrial land
- Type of Construction: Steel / RCC structure
- Age / Remaining Life: 9-14 years / ~50 years



S. No.	Item	Plinth Area (sq.m.)	Age (years)
1	Godown-1	3,375	14
2	Godown-2	2,525	14
3	Godown-3	2,525	14
4	Godown-4	1,875	11
5	Godown-5	1,875	11
6	Godown-6	1,875	11
7	Godown-9	1,350	14
8	Godown-11	2,500	14
9	Godown-12	2,500	14
10	Weight bridge room	9	14
11	Sub Station	100	14
12	D.G. Room	100	14

S. No.	Item	Plinth Area (sq.m.)	Age (years)
13	Haudi Katai shed-1&2	1,260	14
14	Husk Yard	230	14
15	Boiler shed-1&2	940	11
16	Kadai	380	14
17	Electric room	145	14
18	Store shed	65	09
19	Husk feeding	91	09
20	R.O. Plant	112	14
21	Office G.F.	465	14
22	Office F.F.	65	14
	Total	24,362	


Advantages of the Site:

- Developed industrial area located within 3 km from the National Highway Bhopal-Hoshangabad 10-lane road, 8-9 km from Mandideep railway station
- Well known industrial area where all the major companies like Crompton Greaves, Eicher Motors, Hindustan Electrographite, Lupine, Vardhman Spinning, Daawat Rice and Food Products have established their manufacturing units in the vicinity
- Suitable for various industries and has ample availability of power, water and manpower
- There are 712 MSME units and 40 large units which boast of a total investment of around INR 20,000 cr



Auction Details

- **Inspection Date:** 16-Apr-25, 11:00 am to 5:00 pm
- **Last date of submission of bid:** 29-Apr-25 before 5:00 pm
- **Auction Date:** 30-Apr-25, 11:00 am to 12:00 noon
- **Reserve Price:** INR 17,64,00,000
- **Possession Type:** Physical
- **For detailed documents visit:**
<https://www.narcl.co.in/auctions>
- **For bidding visit:** <https://narcl.auctiontiger.net/>

**NARCL**
National Asset Reconstruction Company Ltd

NATIONAL ASSET RECONSTRUCTION COMPANY LIMITED
CIN: U67100MH2021GOI363511
Address: Birla Centurion, 8th Floor, Unit No. 01, 794, Pandurang Budhkar Marg, Worli, Mumbai – 400 030 Email ID: nishithkejriwal@narcl.co.in / Ph: 022-69601108

Sale notice for sale of immovable properties
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act”) read with proviso to Rules 8 (6) of the Security Interest (Enforcement) Rules, 2002
Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor(s) that the below described immovable property mortgaged/charged to National Asset Reconstruction Company Limited (acting in its capacity as trustee of NARCL Trust - 0002/2022-23) (the “Secured Creditor”), the physical possession of which has been taken by the Authorised Officer of the Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” and “No recourse” basis on 30.04.2025, for recovery of **INR 1742,70,70,159 [Rupees One Thousand Seven Hundred And Forty Two Crore Seventy Lakh Seventy Thousand One Hundred And Fifty Nine Only]** as on January 31, 2025 with further interest as per documented rate from February 1, 2025, till date of realization.
The aforesaid outstanding amounts are due to the Secured Creditor from SSA International Limited (“Borrower”) and Samtex Fashions Private Limited, Empire Finvest Private Limited, Gartex Overseas Private Limited, SSR Apparel Private Limited, Rita Mittal, Rahul Mittal, Vinay Mittal, Naveen Mittal (“Guarantors”). Detailed description of the property, its Reserve Price and Earnest Money Deposit shall be as follows:

Description of the Property	Date & Time	Reserve Price (in INR)	Earnest Money Deposit (in INR)
Immovable Property Land (leasehold) admeasuring 97,750 square meters and Building therein located at Industrial Plot No. 11, Mandideep Industrial Area, Phase-II, Village-Mandideep, Tehsil-Goharganj, District-Raisen, Madhya Pradesh, PIN-462046 North: Plot No. 11-A-1. South: Plot No. 10 & Open Land. East: Open Land. West: Road.	30.04.2025 between 11.00 A.M. to 12.00 P.M.	17,64,00,000/- (Rupees Seventeen Crores Sixty Four Lakhs Only)	INR 1,76,40,000/- (Rupees One Crore Seventy- Six Lakhs Forty Thousand Only)

Encumbrances known:
1. MPIDC (MP Industrial Development Corporation Ltd.) has raised bill towards lease rent and maintenance charges alongwith interest till FY 2024-25 for amount of ~INR 130 Lakhs.
2. Property tax dues as of FY'25 of ~INR 44 lakhs.
Date and time of inspection: 16.04.2025 from 11.00 A.M. to 5.00 P.M.
Last date of submission of Bid: 29.04.2025 before 5.00 P.M.
For detailed terms and conditions of the sale, please refer to the link provided on the Secured Creditor's website i.e. <https://www.narcl.co.in/auctions>. In case of any discrepancy in the present sale notice published in English and vernacular version of this notice, the contents of English notice in English will prevail.

Date: 09.04.2025
Place: Mumbai

Sd/-
Authorised Officer
National Asset Reconstruction Company Limited acting in its capacity as trustee of NARCL Trust - 0002/2022-23)

For further enquiry, please contact the following persons:

Name: Mr. Ankit Patel

Designation: Senior Manager, Resolution

Email Id: ankit.patel@idrcl.co.in

Mobile: 9029228631

Name: Mr. Sanjay Kumar Sipani

Designation: SVP, Resolution

Email Id: sanjay.sipani@idrcl.co.in

Mobile: 9820150944

Information available under this document is exclusively for reference by the potential investors and nothing contained in this document is permitted to use other than arriving on an assessment for submission of bid and/or interest/s without prior written consent of India Debt Resolution Company Limited (IDRCL). Content of this document is strictly confidential and not permitted to disclose to third parties without prior written consent of IDRCL. The information and data available under this document are prepared cautiously with utmost due care, accuracy and based on records available in IDRCL. However, IDRCL shall not be held responsible in case of any information or data is found wrong. Potential investors are strictly hereby advised to carry out a thorough due-diligence on the secured assets to the best of their satisfaction before submission of their interest/s. Contents of this document can not be construed and/or interpreted as an advise related to any financial, technical, tax, investment and legal issues etc. Any investment buy way submitting any interest/s and/or any loss attached to the proposed investment is solely at risk/s and cost of potential investor and IDRCL can not be held responsible for any such losses. Present document is informative in nature and con not be relied for any litigation in any court of law in India and/or in foreign jurisdiction. Potential investor is hereby agreed to all terms and conditions of this document including but not limited to the terms of disclaimer by acknowledging the receipt of this document. In case of any violation in the terms of the present document including disclaimer, IDRCL shall be indemnified by the potential investor by way of damages for any such loss incurred by IDRCL. IDRCL shall reserve its right to invoke the provisions of law before the courts having competent jurisdiction in addition to the indemnification by way of damages.