

## E-AUCTION

**M/s BETA INFRATECH (P) LTD (in Liquidation)**  
B4, 45, Safdarjung Enclave, B-7/Extension, Block B7,  
Arjun Nagar, Safdarjung Enclave, New Delhi, Delhi-110029.

**SALE AS 'GOING CONCERN' UNDER IBC 2016**

**Date and Time of Auction Monday, 20.06.2022 at 3:00 pm**



Sale of assets of M/S BETA INFRATECH (P) LTD (In Liquidation) located at Nand Nagar, Mahuakhera Ganj, Kashipur, Uttarakhand, a 225 MW(GE MAKE ZERO HOUR OPERATED) Gas Based Power Plant CAPP, forming part of Liquidation Estate by the Liquidator, under Sec 35(f) of IBC 2016 read with Regulation 33 of Liquidation Process. The sale will be done by the undersigned through e-auction at <https://bankauctions.in>.

Sl.No.	Description of Asset	Rs. in Crores		
		RESERVE PRICE	EMD	BID ENHANCEMENT
01	Land admeasuring Ac.41.28Gts * and Buildings there on. \$	27	Only L&B Not entertained	
02	Plant and Machinery (75MWx2 Gas Frame 6GE make Turbines, .74MW GE Steam Turbine, Thermax make Boiler, ABB elec.) #	202	20	1.00
03	Whole Unit (Going Concern)!	229	23	1.00

\* Ac 5 owned by SOMA ENERGY LTD is also included as per MOU.  
! Preference given for those who buy Company as 'Going Concern' (WHOLE Unit).  
# Bids will be accepted for only Plant & Machinery also.  
\$ Sale of Land & Building alone is not entertained.

First Site inspection arranged on 27th May 2022, to eligible candidates.

### Terms & Conditions:

- The E-Auction will be conducted on "AS IS WHERE IS" / "AS IS WHAT IS" / "WHATEVER THERE IS" BASIS only, through the E-Auction service provider M/S. 4 CLOSURE.
- EMD Shall be payable through DD or RTGS remittances to Punjab National Bank / LCB Branch Hyderabad vide Account No.4437002100001350, IFSC Code: PUNB0443700
- Bids shall be submitted through online mode only in the format prescribed. The Bid Form can be downloaded from the website of [www.betainfra.com](http://www.betainfra.com).
- Last date for submission of EMD & Tender documents is 4 PM, 17th June 2022.
- The Date and Time of E- Auction is Monday, 20th June 2022 at 3:00 p.m. (open for one hour)
- If any offer is received within the last 5 minutes of closure time, the bidding time will get extended automatically by another 15 minutes and if no higher bid is received within the extended 15 minutes, the auction will automatically get closed at the extended 15 minutes (No extra time will be permitted beyond 3:00 p.m. on 21st June 2022).
- The intended bidder, who deposits EMD, requiring assistance in creating login ID and password may contact the office of Liquidator on phone or Pratiksha Jain, 7011677675 through email at [pratikshajain@betainfra.com](mailto:pratikshajain@betainfra.com).
- The EMD of unsuccessful Bidders will be refunded immediately.
- The Bidder who submits highest offer (More than Reserve Price) on closure of online auction shall be confirmed as Highest Bidder subject to approval by the Liquidator.
- The Liquidator reserves his Right to reject any or all of the offers or accept the offer for one or more properties received without assigning any reasons whatsoever at any stage.
- Upon confirmation of sale, the Purchaser shall deposit 25% of Sale Consideration (including EMD) immediately and the balance Sale Consideration of 75% shall be paid within 15 days from the date of approval of sale.
- If the purchaser fails to pay amounts within the stipulated time, the amounts so far deposited will be forfeited.

Date: 23rd May 2022  
Place: Hyderabad

T.S.N. Raja  
Liquidator

BUSINESS STANDARD

ALL INDIA

मिली और कई जगह प्लास्टर भी टूटा हुआ था। विधायक शिव अरोरा ने स्कूल की

इमारत, शिक्षा संबंधी मूलभूत सुविधाओं का जायजा लेते हुए मौके पर खंड शिक्षा अधिकारी को इमारत के नवीनीकरण आदि का प्रस्ताव बनाने को कहा है। विधायक ने उपशिक्षा अधिकारी गुंजन अमरोही से कहा कि बच्चों की शिक्षा व्यवस्था में किसी भी प्रकार की कमी नहीं रहनी चाहिए। इस दौरान मंडल महामंत्री धीरेश गुप्ता, गिरीश राठौर, सतपाल गंगवार, मदन दिवाकर, विधान राय आदि मौजूद रहे। संवाद

## ई-नीलामी

मैसर्स बीटा (BETA) इन्फ्राटेक (प्रा.) लि. (परिसमापन में)  
बी 4, 45, सफादरजग एन्कलेव, बी-7/एक्सप्रेशन, चर्चाक बी 7, अर्जुन नगर,  
सफादरजग एन्कलेव, नई दिल्ली, दिल्ली-110029

आईबीसी 2016 के तहत 'गोइंग कन्सर्न' के तौर पर बिक्री  
नीलामी की तिथि व समय सोमवार 20-06-2022 को अप. 3.00 बजे



परिसमापन प्रक्रिया के विनियम 33 के साथ पठित-आईबीसी 2016 तथा इसकी धारा 35(एक) के तहत परिसमापक द्वारा लिक्विडेशन ऐस्टेट के भाग के रूप में, नंद नगर, महाआखंडार्गज, काशीपुर, उत्तराखंड, में स्थित एक 225 एमडब्ल्यू (जीई मेक नीरो और ऑपरेटड) गैस आधारित पावर प्लांट सीसीपीपी, मैसर्स बीटा (BETA) इन्फ्राटेक (प्रा.) लि. (परिसमापन में) की परिसम्पत्तियों की बिक्री। बिक्री अधोहस्ताक्षरी द्वारा ई-नीलामी के माध्यम से <https://bankauctions.in> पर की जाएगी।

क्र.सं.	परिसम्पत्ति का ब्यौरा	करोड़ रुपये में		
		आरक्षित कीमत	ईएमडी	बोली वृद्धि
01	एसी. 41.28 जीटीएस* माप की भूमि एवं उस पर भवन \$	27		केवल एल एण्ड बी मान्य नहीं
02	प्लांट एवं मशीनरी (75एमडब्ल्यूx2 गैस फ्रेम 6जीई मेक टरबाइन, 74एमडब्ल्यू जीई स्टीम टरबाइन, थर्मैक्स मेक बॉयलर, एबीबी इलैक.) #	202	20	1.00
03	पूरी यूनिट (गोइंग कन्सर्न) !	229	23	1.00

\* सोमा एनर्जी लि. द्वारा स्वामित्व में एसी 5 भी एमओयू के अनुसार शामिल है।

! वरीयता उस व्यक्ति को दी जाएगी, जो कंपनी को वतीर 'गोइंग कन्सर्न' (पूरी यूनिट) को खरीदेगा।

# बोलियाँ केवल प्लांट व मशीनरी के लिए भी स्वीकार की जाएंगी।

\$ अकेले भूमि व भवन की बिक्री मान्य नहीं होगी।

योग्य उम्मीदवारों के लिए प्रथम साईट निरीक्षण की व्यवस्था 27 मई, 2022 को की गई है।

### नियम व शर्तें:-

- ई-नीलामी ई-नीलामी सेवा प्रदाता मै. 4 क्लोजर के द्वारा केवल "जैसे है जहां है" / "जैसे है जो है" / "जो भी वहां है आधार" पर आयोजित की जाएगी।
- ईएमडी, पंजाब नेशनल बैंक/ एलसीबी शाखा द्वारा खाता सं. 4437002100001350 आईएफएमसी कोड PUNB0443700 द्वारा डीडी या आरटीजीएस के माध्यम से देय होगी।
- बोलियाँ केवल निर्धारित प्रारूप में ऑनलाइन मोड द्वारा जमा कराई जाएंगी। बोली प्रपत्र वेबसाइट [www.betainfra.com](http://www.betainfra.com) से डाऊनलोड किये जा सकते हैं।
- ईएमडी एवं निविदा दस्तावेजों को जमा कराने की अंतिम तिथि 17 जून, 2022 को अप. 4.00 बजे है।
- ई-नीलामी की तिथि एवं समय सोमवार 20 जून, 2022 को अप. 3.00 बजे (एक घंटे के लिए खुली है) है।
- अगर कोई भी प्रस्ताव बंद होने के समय के अंतिम 5 मिनट में प्राप्त होता है, तब बोली समय अन्य 15 मिनट के लिए स्वतः ही बढ़ जाएगा एवं अगर विस्तारित 15 मिनट में कोई भी उच्चतर बोली प्राप्त नहीं होती है तब नीलामी विस्तारित 15 मिनट पर स्वतः ही बंद हो जाएगी। (21 जून, 2022 को अप. 3.00 बजे के बाद कोई भी अतिरिक्त समय नहीं दिया जाएगा।)
- इच्छुक बोलीदाता जिसने ईएमडी जमा कराई है एवं लॉगिन आईडी एवं पासवर्ड बनाने में सहायता चाहता है वह परिसमापक कार्यालय में फोन पर अथवा प्रतीक्षा जैन को फोन नं. 7011677675 या ई-मेल [pratikshajain@betainfra.com](mailto:pratikshajain@betainfra.com) पर ई-मेल द्वारा संपर्क कर सकता है।
- असफल बोलीदाता की ईएमडी राशि वापस दे दी जाएगी।
- बोलीदाता ऑनलाइन नीलामी के समाप्त होने पर उच्च प्रस्ताव (आरक्षित कीमत से अधिक) जमा करता है उसे परिसमापक द्वारा अनुमोदन मिलने पर सफल बोलीदाता घोषित कर दिया जाएगा।
- परिसमापक किसी भी स्तर पर चाहे जो हो बिना कोई कारण बताए प्राप्त एक अथवा अधिक संपत्तियों हेतु किसी अथवा सभी प्रस्तावों को स्वीकार अथवा रद्द करने का अधिकार सुरक्षित रखता है।
- बिक्री की पुष्टि होने पर खरीददार को तुरंत बिक्री राशि (ईएमडी सहित) का 25% जमा कराना होगा एवं 75% की शेष बिक्री राशि, बिक्री की अनुमोदन की तिथि से 15 दिनों में भुगतान की जाएगी।
- अगर खरीददार समय पर राशि का भुगतान नहीं करता है वो अब तक जमा कराई गयी राशि जब्त कर ली जाएगी।

दिनांक: 23 मई, 2022

स्थान: हैदराबाद

टी.एस.एन. राजा  
परिसमापक

**OPPORTUNITY TO INVEST IN GAS BASED POWER OFFER DOCUMENT**

**TSN RAJA M COM, FCMA & IP**

**Liquidator Beta Infratech P ltd (in liquidation)**

**Designated partner SAFEINTIP LLP(IPE)**

**SAFE INTERNATIONAL INSOLVENCY PROFESSIONALS LLP**

**SAFE INTERNATIONAL LEGAL PROFESSIONALS LLP**

**Empaneled by Sy. Bank, Andhra Bank, IOB, ARCIL,UBI,SBI,PNB**

**Business Associate APITCO**

**RP VBC INDUSTRIES & SMART LOGIN SOLUTIONS**

**RVR MARINE INDUSTRIES LTD**

**LIQUIDATOR VNR INFRA Ltd**

**BETA**

**225 MW CCGT  
Power Plant,  
Mahua Khera  
Ganj,  
Kashipur,  
Uttarakhand**



- A 225 MW GAS BASED POWER PLANT
- A COMBINED CYCLE PLANT CCPP
- The MOEF clearance for the plant is granted for 358MW capacity. The first being executed is for 225MW and the provision for the 2nd phase of 133MW is also taken care.
- First stage: 225 MW
  - Unit-1 GT-77.1 MW (ISO)
  - Unit-2 GT-77.1 MW (ISO)
  - Unit-3 ST-85.2 MW (ISO)
- Second stage: 133 MW
  - Unit-4 GT-77.1 MW (ISO)
  - Unit-5 ST-41.3 MW (ISO)
- The plant is designed for 358MW for all the common equipment and infrastructure required. The area for the second phase of 133MW is also allocated.

**LOCATION:** M/s Beta Infratech Pvt. Ltd., Mahua Khera Ganj village, Kashipur town, Udham Singh Nagar district, Uttarakhand, India.

The power plant is located in a private industrial estate. The surrounding area has many industries and two more gas based power plants.

Nearby area has witnessed healthy growth of business & industry in the past due to the special status awarded to Uttarakhand. However, of late, the growth rate has slowed down. Both the adjacent gas based power plants has been generating power by availing gas supply from Gas Authority of India Limited (GAIL) and selling the power to UPCL.

Kashipur town is just 12 kms away from the plant. Several other industries are located in the region.

The below are few details of the project area:-

- PROJECT LOCATION : Kashipur, Uttarakand State, India.
- NEAREST AIRPORT : Pantnagar , 68 Kms from Kashipur.
- NEAREST RAIL LINE : Kashipur (Broad Gauge) , 3Kms from project site.
- NEAREST HIGHWAY : NH-74 & SH-41 linking to NH-24 & NH-87.
- NEAREST SEA PORT : Kolkata/Mumbai.
- ROAD ROUTE : Delhi – Ghaziabad – Haripur – Garmukhteswar – Gajraula – Amroha – Mooradabad – Kashipur.
- NATIONAL HERITAGE : Corbett National Park (Tiger Reserve) – 25KM from Kashipur.

## **Land**

- The project is set up on 41.0 acres of land of which 36.0 acres is freehold land and 5.0 acres is leasehold land. The leased land is owned by Soma Energy which is a Group Company. The details are furnished in Land Valuation Schedule
- The plant is setup with 33% green area. The total land is converted for Industrial purpose. The land available is also sufficient for the second phase of 133MW.

## **Water Supply**

- Water Supply Five bore wells have been constructed to supply water during construction stage. The Company plans to construct 8 permanent bore wells once the plant starts commercial operation.



- **GTA** : GAS TRANSPORTATION AGREEMENT (GTA) for 0.9 MMSCMD has been signed with GAIL on 19<sup>th</sup> October 2010.
- The gas pipeline upto our plant is completed and charged by GAIL.
- **Transmission line** : Distance between our plant and 220 KV PTCUL substation is only 1 Km. The line from our plant up to PTCUL sub-station has been completed. The last tower connection to substation to be done when plant is ready. Hence no issue regarding R.O.W.
- **Connectivity**: Connection agreement with PTCUL at 220/132 KV Mahua Khera Ganj sub-station has been signed.
- **Evacuation of Power**: The evacuation of power will also be at 220/132 KV Mahua Khera Ganj sub-station.
- **Power Supply for Construction**: A construction power connection from UPCL is available. One DG set of 500 KVA is also available at site.

PROJECT	BETA COMBINED CYCLE GAS TURBINE POWER PROJECT, KASHIPUR, UTTARAKHAND
LOCATION	NAND NAGAR INDUSTRIAL ESTATE PHASE-II, VILLAGE MAHUA KHERA GANJ, TOWN KASHIPUR, AND DISTRICT UDHAM SINGH NAGAR IN THE STATE OF UTTARAKHAND Latitude: 78° 57' 26.56" E Longitude: 29° 08' 03.40" N
LAND	41 ACRES
POPULATION DISPLACEMENT	NIL
CAPACITY OF THE PLANT	225 MW (NOMINAL) / 240MW (Maximum)
PLANT CONFIGURATION	2 X GT + 2 X HRSG + 1 ST
MODE OF OPERATION	BASE LOAD
FUEL	NATURAL GAS (NG) / REGASIFIED LIQUEFIED NATURAL GAS (RLNG)
GAS REQUIREMENT	0.9 MMSCMD at 85% PLF
GAS SUPPLIER	GAIL, IOCL , RNRL & Spot Gas
WATER	30 m <sup>3</sup> /hour WATER TO BE DRAWN FROM BOREWELL PUMPS
COOLING SYSTEM	AIR-COOLED CONDENSER
BENEFICIARY	STATE OF UTTARAKHAND

The combined cycle power plant has two sets of gas turbine generators (GTG's) of 77.2MW gross output and heat recovery steam generators (HRSG) along with one steam turbine generator (STG) of 85.2MW output along with Air cooled condenser system and other support equipment as listed below.

The project is a 225MW (1<sup>st</sup> Phase) and the equipment largely involved in the setting up the plant :-

- Gas Turbines 2No's (2X77MW)
- Steam Turbine 1No (1X74MW)
- Heat Recovery Steam Generator 2 No's
- Switch Yard
- Air-cooled Condenser
- Transformers
- De-mineralizing plant
- Effluent treatment Plant and STP
- Fire Protection System
- Fin Fan Coolers
- HV and AC system
- Battery and DC System
- Diesel Generator
- Compressed Air System
- Cooling Water System
- Gas Conditioning Skid

**The Plant has globally best Equipment and Machinery as given hereunder:**

S.No.	EQUIPMENT	MAKE / MODEL	SPECIAL FEATURE
1	GAS TURBINE	GE make/ Advance class 6FA	High efficiency , low NOx
2	STEAM TURBINE	GE make/ Axial flow	Higher efficiency,
3	HRSG	Thermax	With integrated de-aerator
4	ACC	GEA make/ Alex type	Higher efficiency & reliability than Finned type.
5	GCB	ABB make	Best Equipment
6	Power Transformers	ABB make	Best Equipment
7	BOP (Electricals)	By ABB on turnkey basis	World class equipment integration
8	BOP (C&I)	By ABB on turnkey basis	World class equipment integration
9	Water Treatment	Thermax	With zero discharge feature
10	Compressed air system	Atlas Copco	With redundant compressor.

**In view of above the plant shall operate with higher availability, lower heat rate, lower O&M cost which shall translate into lower per unit cost of energy and priority in merit order dispatch.**

The Infrastructure largely setup for this plant :-

- Raw Water Tank
- Fire station building
- Evaporation Pond
- 2 storied Stores building
- Workshop building
- Laboratory
- Canteen building
- Administrative Building with Training Center & Guest house
- Operation & Maintenance Building
- First Aid & Ambulance Arrangement
- Security Establishment along with Security posts along the boundary of the plant

## **Details of pending works**

The balance works are estimated to cost approx. Rs. 101.02 crores. The Lenders Engineers estimated the same about 25% less than the projection by the promoters three years ago. The details will help the investors to access the investment required for completion of the project.

Additional EPC Cost	Total (Amt in Rs.)	Total (Amt in Crs.)	Recommended As Per LIE (Amt in Crs.)
<b>1. Plant &amp; Machineries</b>			
a) Switch yard redesign for FOTE, PLCC Wave Trap, ABT Meters to be procured	32,200,000	47.56	30.27
b) Additional order placed for GTGs enclosures for sound insulation and climate protection and Counter flange for the STG to ACC connection due to redesign of the piping	42,000,000		
c) Additional order for Elevator for the STG building	6,000,000		
d) Manpower Cost for GTGs & STG for balance Works	169,868,699		
e) Extended Warranty & Guarantee for Gas & Steam Turbines	132,000,000		
f) Reworks beyond Preservation which are related to painting of all equipments, sand blasting, repair works and others	50,000,000		
g) CAR Policy and Insurance for the Plant and other Insurances	21,000,000		
h) Development of the Green belt for the 30% of the total area as per the requirement of MOEF clearance	22,500,000		

<b>2.Civil Construction</b>			
<b>a) Material Cost for execution of extra and heavier columns and foundations, extra brick work and additional structure for the STG building due to soil conditions and heavy monsoons</b>	<b>72,000,000</b>	<b>31.935</b>	<b>22.38</b>
<b>b) Material cost for Construction of outside drain along the compound wall due to high monsoon flooding &amp; no drain system along the road</b>	<b>24,000,000</b>		
<b>c) All Contractors remobilization related to Services, Erection and Civil works</b>	<b>208,855,515</b>		
<b>d) Additional construction of Workshop and Evaporation pond for achieving zero discharge from the plant</b>	<b>14,500,000</b>		

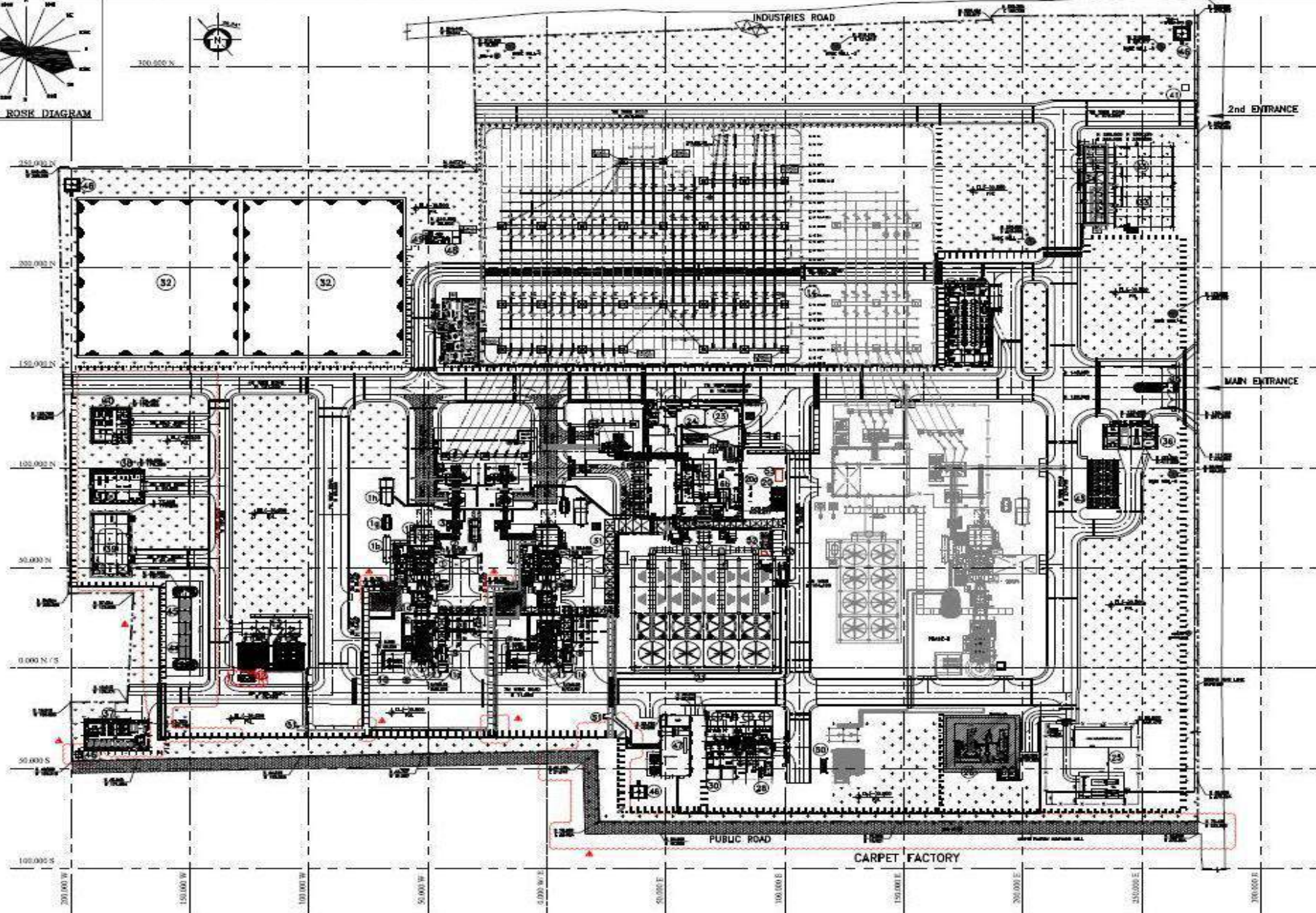
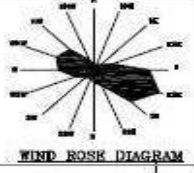


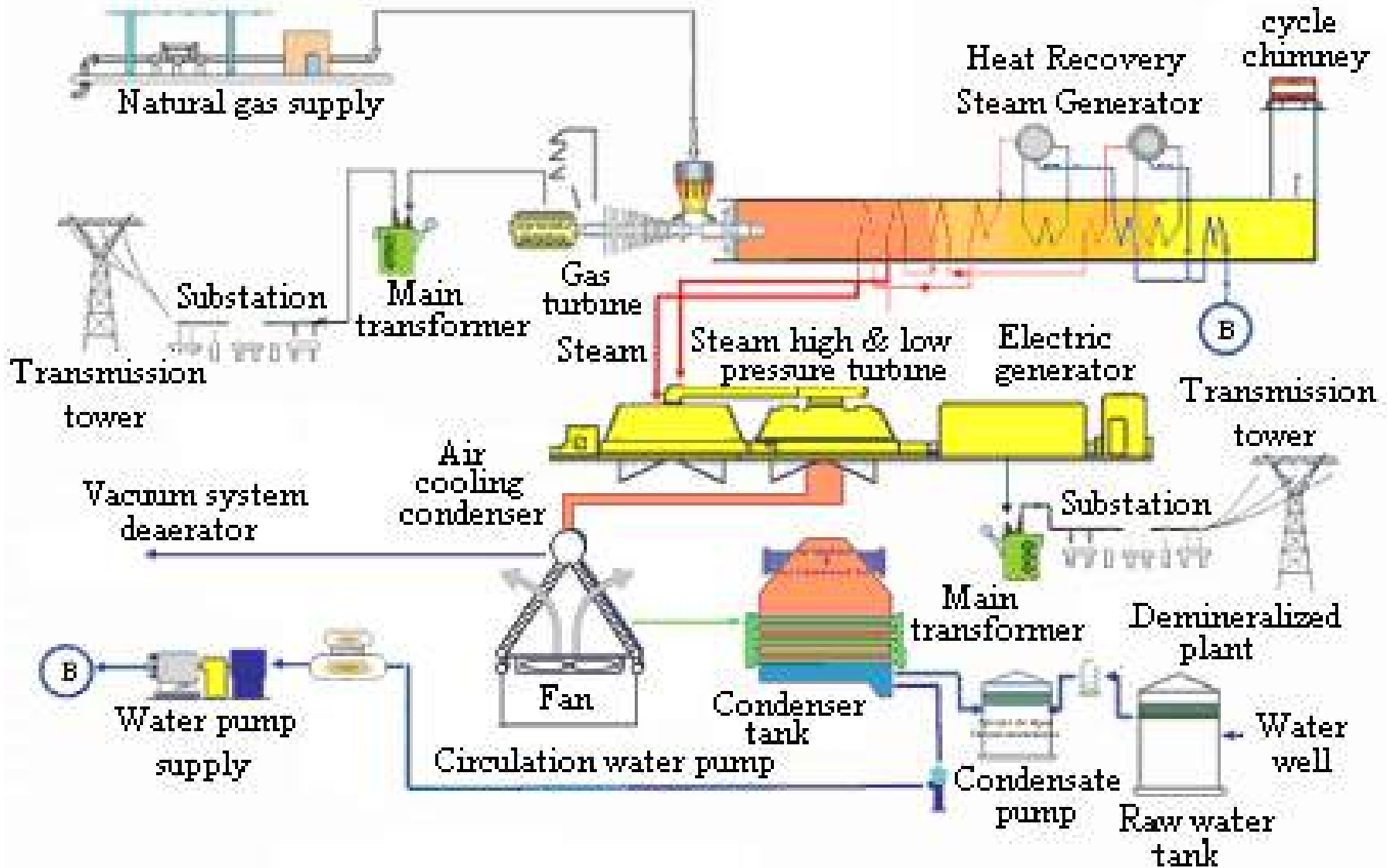
<b>3. Misc. Fixed Assets</b>			
a) Consumables like GTGs and STG oils, WTP Catridges, Chemicals, Rubber items and others	41,000,000		
b) Additional length of IBR & Non IBR pipings and fittings cost due to change in the route of the pipe lines	12,500,000		
<b>4. Erection Testing and Commissioning</b>		<b>21.53</b>	<b>16.63</b>
a) Transformers dehydration, recharging and pre commissioning charges for oils etc	20,000,000		
b) Plant testing and startup cost for GTGs, HRSGs, STG and Water Treatment plant	135,000,000		
c) Project design firm additional cost for change in scope of work of the overall plant design	6,800,000		

<b>Contingency</b>		<b>-</b>	<b>1.00</b>
<b>Total additional cost to be incurred further against the EPC contract</b>		<b>101.02</b>	<b>70.28</b>

**The Investors are advised to make their own assessment.- Liquidator.**

**The Liquidator are any of his associates will not vouch for accuracy, the historical data is made available for the benefit of investors.'**





**PUMP HOUSE EQUIPMENTS**

**GAIL SKID & OUR GAS CONDITIONING SKID**

**GAS TURBINE & GENERATOR UNIT 1**

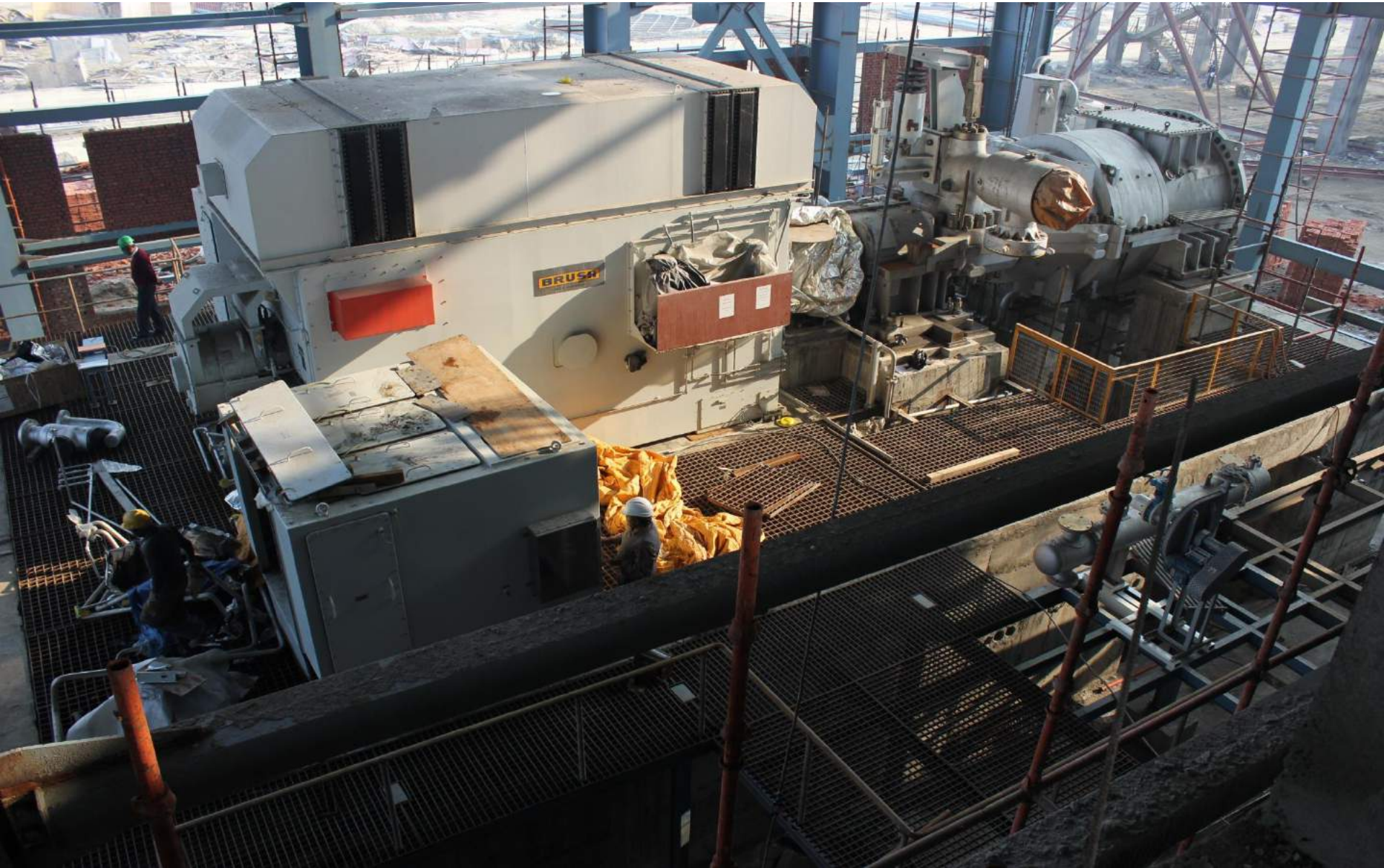
**GAS TURBINE & GENERATOR UNIT 2**



**HRSG UNIT 1 & BYPASS STACK UNIT 1**

**HRSG UNIT 2 & BYPASS STACK UNIT 2**

### GE STEAM TURBINE AND GENERATOR



**SWITCH YARD ROOM & SWITCHYARD**

**MAIN TRANSFORMERS 1&2&3 AND AUXILIARY TRANSFORMERS**

**FIN FAN COOLER SYSTEM FOR GAS TURBINE COOLING**

## AIR COOLED CONDENSOR



## WATER TREATMENT PLANT





## OVERALL VIEW OF UNIT 1 & UNIT 2



**OVERALL VIEW OF STG BUILDING & ACC**



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**SAFE** STANDS FOR  
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