

INVESTMENT OPPORTUNITY

M/S TELEPHONE CABLES LIMITED

(A COMPANY UNDERGOING CIR PROCESS)

***UNDER THE PROVISIONS OF INSOLVENCY AND BANKRUPTCY
CODE(IBC),2016***

BRIEF PROFILE OF THE CORPORATE DEBTOR

M/s Telephone Cables Limited is a Private Limited Company and was incorporated on 11.04.1983. The Corporate Identification Number (CIN) of the company as per the official records is L31300CH1983PLC005385. The registered office address of the Company is SCO-68 70 Sector 17C Chandigarh - 160017. Its authorized share capital is Rs.12,50,00,000 and paid-up capital is Rs.9,89,00,000. The company is duly registered with Registrar of Companies (RoC -Chandigarh) and is classified as a Non-Government Company.

M/s Telephone Cables Limited is engaged in manufacturing and supplying PJIF cables to the telecommunication department of GOI namely Bharat Sanchar Nigam Limited & Mahanagar Telephone Nigam limited. The cables were provided for landline operations. The corporate debtor possesses industrial land and related infrastructure assets

SNAPSHOT OF CORPORATE DEBGTOR

Particular	Detail
Name of the Corporate Debtor	TELEPHONE CABLES LIMITED
CIN	L31300CH1983PLC005385
PAN	AAACT7212L
Registered Address:	SCO-68 70 Sector 17C Chandigarh-160017
Company's Email as per ROC	vsmclients@gmail.com
Date of Incorporation	11.04.1983
Authorized Capital	12,50,00,000
Paid Up Capital	9,89,00,000
Type of Entity	Public Limited Indian Non-Government Company
Listing Status	Listed
Industry	Manufacturing
Segment(s)	Cables & Wires
Date of Last AGM	30.09.2014
Sum of Charges	1,62,09,00,000
CIRP Initiation date	19.02.2026
Date of completion of 180 days	17.08.2026
Order no.	CP (IB) No. 140/CHD/CHD/2024

BOARD OF DIRECTORS OF THE CORPORATE DEBTOR (POWERS SUSPENDED)

The powers of the Board of Directors of the corporate debtor have been suspended due to initiation of the Corporate Insolvency Resolution Process (CIRP) of corporate debtor and now has been vested with the Interim Resolution Professional.

Name of Director	DIN	Designation	Appointment Date
Bubli Brar	00119240	Director	13/02/1986
Kuldeep Singh Grewal	00148164	Director	01/08/1999
Jyoti Rai	06769965	Additional Director	09/09/2013

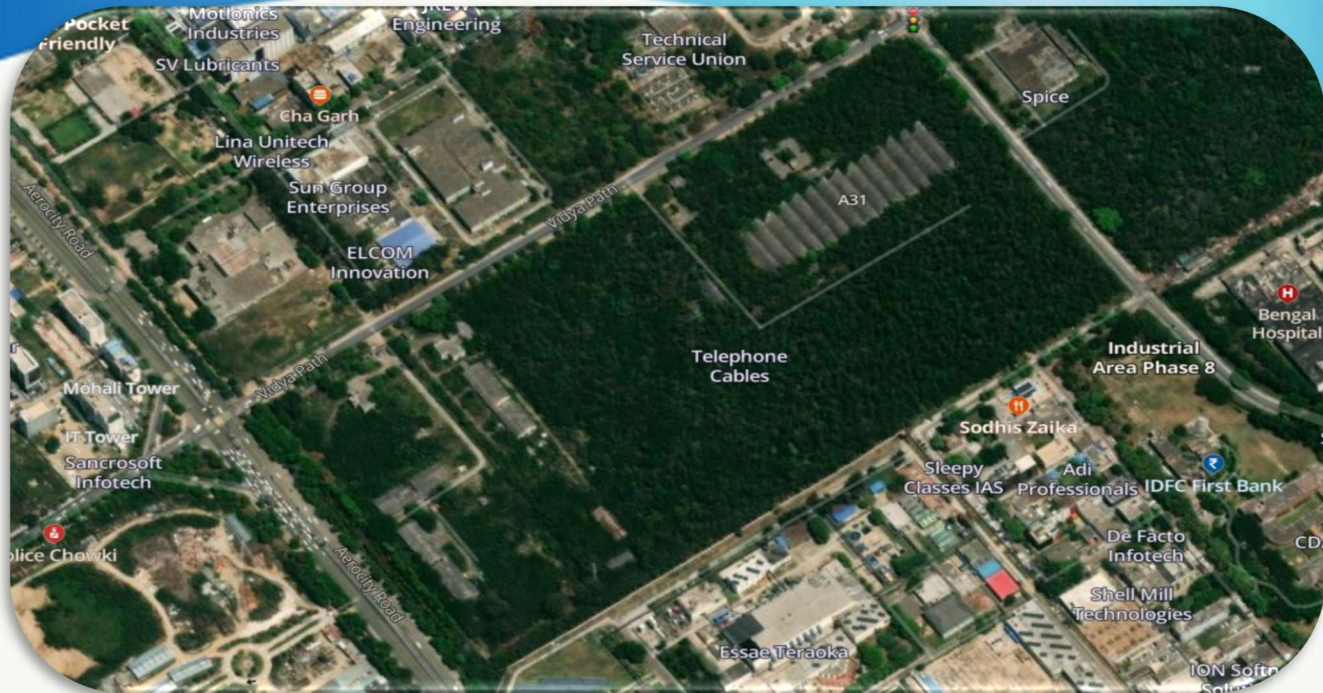
MAJOR ASSET OF CORPORATE DEBTOR

1. Land & Building at Mohali (Punjab)

Particular	Detail
Location of Land	A 30, Phase 8, Industrial Area, SAS Nagar, Mohali
Total Land Area	26.23 Acre/ (1142365.07 Sq ft) /(126929.45 Sq yards)
Site Measurements	Length -397.3 m(1303.54 ft) Breadth – 267.1 m (876.36 ft)
Google Location	Latitude- 30.709767 Longitude- 76.701168
Nature of Ownership	Leasehold (Subject to Title Verification)

Particular	Detail
Building Structure location	A 30, Phase 8, Industrial Area, SAS Nagar, Mohali
Structure-1	Building Block (Main) Housing Plant & Machinery & Inventory (Non-operational since 2005)
Structure -II	Office Block Building
Structure -III	Building Block having one transformer & one genset (non-operational since 2005)
Structure -IV	1 BHK Guest House

GOOGLE MAP -LOCATION



CONNECTIVITY ADVANTAGE

- ~15–20 mins from **Chandigarh International Airport**
- Strong road connectivity via Airport Road (PR-7) and internal sector roads
- Seamless access to **Chandigarh**, Panchkula & key Punjab/Haryana markets
- Proximity to national highways enabling efficient inter-state logistics
- Easy access to **Chandigarh Railway Station**
- Located within well-developed industrial belt of **Mohali**
- Smooth workforce connectivity from nearby residential sectors

REGULATORY ADVANTAGE: FREEHOLD CONVERSION WITH FLEXIBLE LAND USE

The Government of Punjab, Department of Industries & Commerce vide its notification number 477 dated 09-07-2025 has introduced a progressive policy permitting **conversion of leasehold industrial plots/sheds into freehold** under the jurisdiction of **Punjab State Industrial Export Corporation**. This transition to freehold ownership provides investors with stronger title, enhanced transferability, and improved access to institutional financing, thereby significantly increasing the overall attractiveness and liquidity of such assets.

A key feature of the policy is the **flexibility in land use**, allowing industrial plots to be utilized for a wide spectrum of activities beyond traditional manufacturing. These include development of

- ❖ hospitals,
- ❖ hotels,
- ❖ banquet halls,
- ❖ commercial spaces,
- ❖ educational institutes, and
- ❖ rental housing.

Industrial plots within the prescribed size range (1,000 to 4,000 square yards) can be deployed across multiple approved categories, thereby enabling diversified and optimal utilization of land depending on the investor's business model.

The policy further extends to **industrial parks**, permitting large-scale developments (above 40,000 square yards) to incorporate commercial components such as multiplexes, shopping malls, and retail spaces, subject to specified conditions including road width requirements and payment of conversion charges (12.5%). This provision unlocks substantial redevelopment potential and supports integrated, mixed-use development.

The overarching objective of the policy is to establish a **legally sound, transparent, and investor-friendly framework** that enhances ease of doing business while maximizing value realization of industrial land. The policy is applicable to all industrial plots/sheds under PSIEC, including those transferred from PICTC, Directorate of Industries, and PSIDC pursuant to notified dates, thereby ensuring a wide coverage and uniform applicability across industrial assets in the state.

POTENTIAL INVESTOR PROFILE

Given the location, connectivity and progressive policy framework, the subject property is suitable for a diverse set of investors:

1. Manufacturing & Industrial Players: Advantage of Existing industrial ecosystem + infrastructure support
2. Warehousing & Logistics Operators: Advantage of Strong Road connectivity + proximity to tri-city consumption markets
3. Real Estate Developers (Commercial / Mixed-Use): Advantage of Freehold conversion + change in land use enables redevelopment and value unlocking
4. IT / ITES & Service Industry Players: Advantage of Near **Chandigarh–Mohali** talent pool + lower operating costs
5. Healthcare & Hospitality Investors: Advantage - Policy allows conversion to these uses + strong urban catchment
6. Institutional Investors / Funds: Advantage - Distressed asset + policy-driven upside + redevelopment potential
7. MSMEs & Ancillary Units: Advantage - Plug-and-play opportunity within established industrial cluster

PLANT & MACHINERY AND INVENTORY

The Corporate Debtor possesses certain plant & machinery and inventory presently located within the main building block of the premises. It is understood that the said plant & machinery has not been in operational use since the year 2005.

In view of the prolonged period of non-usage, the IRP expresses reservations regarding the current operational viability, technological relevance, and realizable value of such plant & machinery and inventory, particularly considering advancements in technology and changes in market conditions.

Prospective Resolution Applicants are advised to undertake their own independent technical and financial due diligence to assess the condition, usability, and valuation of the aforesaid assets. No representation or warranty is being made by the IRP with respect to the functionality, fitness for use, or realizable value of such plant & machinery and inventory.

2. LAND PARCEL – VILLAGE KOLEWAL, GARHSHANKAR (PUNJAB)

	Detail
Location of Land	Village Kolewal, Garhshankar, Punjab (Opposite Indian Oil Petrol Pump)
Hadbast Number	256
Total Land Area	368 Kanal 9 Marla (46.18 Acres) (approx.)
Nature of Ownership	Freehold

The Corporate Debtor holds a **freehold land parcel of approximately 47 acres** located at Village Kolewal, Garhshankar, Punjab. The land is secured with boundary demarcation and is free from any existing construction, providing a **blank canvas for large-scale development.**

Given its size and ownership status, the land presents opportunities for **industrial, logistics, institutional, or other permissible developments**, subject to applicable rules and regulations.

GOOGLE MAP -LOCATION



STATUS OF TAX FILINGS & AVAILABILITY OF SET-OFF BENEFITS

The Company remained under the custody of the Official Liquidator for the period from 24.07.2015 to 19.02.2026. During the said period, no statutory audits were conducted and no income tax returns were filed.

In terms of the provisions of **Income-tax Act, 1961**, specifically Section 139(3) read with Section 80, carry forward and set-off of business losses is permissible only where the return of income has been filed within the prescribed timelines. Further, such brought forward business losses can generally be carried forward for a period of up to eight (8) assessment years. Accordingly, in the absence of timely filing of income tax returns, no brought forward business losses are presently available for carry forward in the Company.

However, as per Section 32(2) of the Income-tax Act, 1961, unabsorbed depreciation is allowed to be carried forward indefinitely and can be set off against future income, subject to applicable provisions. Accordingly, the benefit of unabsorbed depreciation may be available to the potential investor. At present, the exact quantum of such unabsorbed depreciation is not readily available with the IRP; however, the same shall be ascertained and shared in due course.

Thank You

Presented By:

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