

EUROTAS INFRASTRUCTURE LIMITED - IN LIQUIDATION

PROCESS MEMORANDUM

Invitation for Bids for E-Auction Sale of Eurotas Infrastructure Limited - In Liquidation (**"Corporate Debtor"** / **"EIL"** / **"Company"**) on a Going Concern Basis as well as the Movable Assets of the Corporate Debtor on a Collective Basis under the provisions of the Insolvency and Bankruptcy Code, 2016 (**"Code"**) and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (**"Liquidation Regulations"**).

Issued by:

Huzefa Fakhri Sitabkhan, Liquidator
Eurotas Infrastructure Limited – In Liquidation
IBBI Reg. No: IBBI/IPA-001/IP-P00031/2017-18/10115
Authorization for Assignment valid till June 30, 2026

Huzefa Fakhri Sitabkhan has been granted a certificate of registration to act as an Insolvency Professional by the Insolvency and Bankruptcy Board of India, his Registration No. is IBBI/IPA-001/IP-P00031/2017-18/10115 and authorization for assignment is valid till June 30, 2026. The affairs, business, and property of Eurotas Infrastructure Limited – In Liquidation is being managed by Huzefa Fakhri Sitabkhan, being the Liquidator of EIL, who acts as an agent of EIL only and without personal liability.

Dated:

July 25, 2025

Think Capital Insolvency Professionals LLP

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Issued to All Prospective Bidders

Terms and conditions, deadlines, etc. for participating in the electronic auction are provided in the Process Memorandum. Process Memorandum is non-transferable.

Timelines, notifications, updates and other details for the e-auction process are available on the website of the Company i.e. <https://thinkcapital.in/eurotas-infrastructure-limited/> and on the following link <https://ibbi.baanknet.com/eauction-ibbi/home>.

Bidders desirous to submit their bid have to submit Bids on E-Auction Portal <https://ibbi.baanknet.com/eauction-ibbi/home>.

DISCLAIMER

This document is issued by Mr. Huzefa Fakhri Sitabkhan, the Liquidator, Eurotas Infrastructure Limited - In Liquidation (the “Corporate Debtor”, the “Company” or “EIL”) for general information purposes, to provide general information only, without regard to specific objectives, suitability, financial situations and the requirements of any particular person. The purpose of this document is to set out the process for submitting auction bids for the Company as a Going Concern and / or for the movable assets on a Collective Basis in accordance with the Insolvency and Bankruptcy Code, 2016 (“IBC” / “Code”). Nothing herein or in materials relating to the Process Memorandum is intended to be construed as legal, financial, accounting, regulatory or tax advice by the Liquidator. This Process Memorandum is personal and specific to each auction process participant. Neither this Process Memorandum nor anything contained herein shall form the basis of, or be relied upon in connection with any contract, agreement, undertaking, understanding or any commitment whatsoever. This Process Memorandum does not solicit any action based on the material contained herein.

The information in this Process Memorandum, which does not purport to be comprehensive, is provided by the Company and has not been independently verified by the Liquidator. While this information has been prepared in good faith, no representation or warranty, expressed or implied, is or will be made and no responsibility or liability is or will be accepted by the Liquidator, the Company or by any of its officers, employees or agents in relation to the accuracy, fairness, authenticity or completeness of this Process Memorandum or any other written or oral information made available to any interested party or its advisers and any such liability is expressly disclaimed. In so far as the information contained in this Process Memorandum includes current or historical information, the accuracy, adequacy, authenticity, correctness, fairness, and completeness of such information cannot be guaranteed. By acceptance of this Process Memorandum, the auction process participant shall be deemed to have acknowledged that it has not relied upon any representation and warranty made by the Liquidator. This document has not been filed, registered or approved and will or may not be filed, registered, reviewed or approved by any statutory or regulatory authority in India or any other jurisdiction.

This Process Memorandum and information contained herein or disclosed pursuant to the terms of this Process Memorandum or any part of it does not constitute or purport to constitute any advice or information in publicly accessible media and should not be printed, reproduced, transmitted, sold, distributed, or published by the recipient without prior written approval from the Liquidator. Distributing or taking / sending / dispatching / transmitting this Process Memorandum in certain foreign jurisdictions may be restricted by law, and Persons into whose possession this Process Memorandum comes should inform themselves about, and observe, any such restrictions. Neither the Liquidator, nor his professional advisors, affiliates, directors, employees, agents, representatives or managers of the process shall be liable for any damages, whether direct or indirect, incidental, special or consequential including loss of revenue or profits that may arise from or in connection with the use of this Process Memorandum, including for the Auction Process Participant not being selected as a Successful Auction Participant or on account of any decision taken by the Liquidator.

The Liquidator and / or the Company gives no undertaking to provide the recipient with access to any additional information or to update this Process Memorandum or any additional information, or to correct any inaccuracies in it which may become apparent, and they reserve the right, without giving reasons, at any time and in any respect, to amend or terminate the procedures set herein or to terminate negotiations with any auction process applicant. The issue of this Process Memorandum shall not be deemed to be any form of commitment on the part of the Liquidator or the Company to proceed with any transaction.

The auction process participant shall take note of the fact that the plant site of the Corporate Debtor situated in Additional Sinnar Industrial Area, MIDC, Village - Musalgaon, Taluka - Sinnar, District - Nashik, Maharashtra, is in a remote area close to the forest area. Further, it is the responsibility of the auction process participant to take adequate precautions and proper measures to commute to the site and to deal with any untoward situation, if the same arises, whether inside the plant site or in the vicinity of the plant site, at any point of time during the entire auction process including, but not limited to, at the time of inspection of assets and handover of the assets.

In addition to the provisions set out in this Process Memorandum, the auction process participant shall be responsible for fully satisfying the requirements of the IBC and related Regulations as well as all laws in force that are or may be applicable to the applicant or the sale process and for obtaining requisite pre or post regulatory or other approvals, if any, that are or may be required under applicable law and nothing contained in this Process Memorandum shall be deemed to relieve, wholly or partially, directly or indirectly, the auction process participant from compliance with the IBC and related Regulations as well as any other law in force, and / or any instrument having the force of law as may be applicable and nothing in this Process Memorandum shall be construed as, or operate either, wholly or in part, as exempting the auction process applicant from complying with all such laws, as are or may be applicable.

By procuring a copy of this Process Memorandum, the recipient accepts the terms of this disclaimer notice, which forms an integral part of this Process Memorandum and all other terms and conditions of this Process Memorandum. Further, no Person, including the auction process participant shall be titled under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise to claim for any loss, damage, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Process Memorandum or otherwise, including the accuracy, adequacy, authenticity, correctness, completeness or reliability of the information or opinions contained in this Process Memorandum and any assessment, assumption, statement or information contained therein or deemed to form part of this Process Memorandum, and the Liquidator, Company, and their advisors, affiliates, directors, employees, agents, representatives or managers do not have any responsibility or liability for any such information or opinions and therefore, any liability or responsibility is hereby expressly disclaimed. All necessary arrangements with respect to the dismantling of erected & fabricated / movement / shifting of plant & machinery (ies) or any asset of the Company post the e-auction process should be taken care of solely by the successful auction applicant. All expenses incurred towards the dismantling of erected & fabricated / movement / shifting of plant & machinery (ies) or any asset of the Company post the e-auction process should be borne solely by the successful auction applicant. The Liquidator shall not be held responsible / liable under any circumstances to pay any expenses including but not limited towards such movement of plant & machinery (ies) or any asset of the Company.

In no circumstances shall the auction process participant or its officers, employees, agents and professional advisers make any contact, direct or indirect, by any mode whatsoever, with the management, employees, customers, agents or suppliers of the Company until the Liquidator gives permission to do so in writing.

The Company is proposed to be sold as a Going Concern and / or the Movable Assets of the Company are being sold on a Collective Basis on an “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse basis”. Further, the proposed sale of the Company as a Going Concern / Movable Assets on a Collective Basis does not entail transfer of any title except the title which the Company had on its Assets and Liabilities as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the Assets and Liabilities of the Company. The proposed sale also does not entail any independent sale / transfer of the Company’s assets and properties in the favour of the Successful Bidder.

The Auction Participant shall bear all its costs and charges associated with or relating to the preparation and submission of its bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator, or any other costs incurred in connection with or relating to its bid. This Process Memorandum is not directly or indirectly transferable or assignable under any circumstances whatsoever.

The term “Sale of the Corporate Debtor on a Going Concern Basis” wherever used in this Document shall mean, Sale of the Corporate Debtor on a going concern basis in accordance with Regulation 32(e) read with Regulation 32A of the Liquidation Regulations, the provisions of the Code and this Process Memorandum.

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1. IMPORTANT INFORMATION

- 1.1 This Process Memorandum has been issued with the intent to carry out e-auction (**E-Auction**) of Eurotas Infrastructure Limited - In Liquidation (the **“Corporate Debtor”**, the **“Company”** or **“EIL”**) on a Going Concern Basis and / or the Sale of Movable Assets of the Corporate Debtor on a Collective Basis under the provisions of the Insolvency and Bankruptcy Code, 2016 (**“IBC” / “Code”**) and the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 (**“Liquidation Regulations”**).
- 1.2 All information provided in this Process Memorandum should be read together with the provisions of the Code and the Liquidation Process Regulations. In the event of a conflict between this Process Memorandum and the Code or the Liquidation Process Regulations, the provisions of the Code or the Liquidation Process Regulations, as the case may be, shall prevail.
- 1.3 The information contained in this Process Memorandum or subsequently provided to Bidders, whether verbally or in documentary or any other form by or on behalf of the Liquidator, is provided to Bidders on the terms and conditions set out in this Process Memorandum.
- 1.4 The term “Sale of the Company as a Going Concern” or “Sale of the Company on Going Concern Basis” wherever used in this document shall mean, sale of the Company as a Going Concern on “as is where is basis”, “as is what is basis”, “whatever there is basis and “no recourse basis” in accordance with the provisions of the Code, Liquidation Process Regulations and this Process Memorandum.
- 1.5 This Process Memorandum is neither an agreement nor an offer by the Liquidator to the prospective Bidders or any other person. The purpose of this Process Memorandum is to provide interested parties with information that may be useful to them in making their bids pursuant to this Process Memorandum. The assumptions, assessments, statements and information contained in the Process Memorandum may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Process Memorandum and obtain independent advice from appropriate sources.
- 1.6 Information provided in this Process Memorandum to the Bidders has been collated from several sources. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as complete. Liquidator accepts no responsibility for the accuracy or otherwise for any statement contained in the Process Memorandum.
- 1.7 The Liquidator, makes no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Process Memorandum or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Process Memorandum and any assessment, assumption, statement or information contained therein or deemed to form part of this Process Memorandum or arising in anyway from participation in this auction process.
- 1.7 The Liquidator also accepts no liability of any nature howsoever caused arising from reliance of any Bidder upon the statements contained in this Process Memorandum.
- 1.8 The Liquidator may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assess mentor assumptions contained in this Process Memorandum.

- 1.9. The issue of this Process Memorandum does not imply that the Liquidator is bound to select a Bidder or to appoint the Preferred Bidder as Successful Bidder for the sale of the Company on a going concern basis and the Liquidator reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
- 1.10. Each Bidder shall bear all its costs and charges associated with or relating to the preparation and submission of its bid and / or participation in the e-auction, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Liquidator, or any other costs incurred in connection with or relating to its bid.
- 1.11. PSB Alliance Private Limited ("**E-Auction Service Provider**") has been mandated by the Insolvency and Bankruptcy Board of India ("**IBBI**") as the only E-Auction Service Provider. The sale of the Company on a Going Concern Basis and / or Sale of Movable Assets of the Corporate Debtor on a Collective Basis shall be undertaken by the E-Auction Service Provider for and on behalf of the Seller through e-auction platform provided on the website portal of the E-Auction Service Provider ("**Platform**"). Other details with respect to the e-auction are as follows:

Type of Bid	E-Auction
Seller	Eurotas Infrastructure Limited – In Liquidation Through its Liquidator Mr. Huzefa Fakhri Sitabkhan
Website of E-Auction Service Provider	https://ibbi.baanknet.com/eauction-ibbi/home
E-Auction Service Provider	PSB Alliance Private Limited, Unit 1, 3rd Floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala East, Mumbai - 400 037 Email id - support.baanknet@psballiance.com
Formats	1. Format A: Confidentiality Undertaking by the Prospective Bidder 2. Format B: Notarised Affidavit and Undertaking by the Prospective Bidder
Annexures	1. Annexure I – Bid Form (to be filled, signed and uploaded by the Bidder) 2. Annexure II – Declaration (to be filled, signed and uploaded by the Bidder)
Special Instructions	This bidding is a serious matter dependent on various technical components and last-minute bidding may lead to lapses. Neither the E-Auction Service Provider nor the Liquidator will be responsible for any lapses on part of the Bidders.
Appendix	1. Appendix I - IBBI E-Auction - User Manual 2. Appendix II - IBBI E-Auction - Frequently Asked Questions

- 1.12. The Company is proposed to be sold as a Going Concern and / or the Movable Assets of the Company are being sold on a Collective Basis on an "As is where is basis", "As is what is basis", "Whatever there is basis" and "No recourse basis". The proposed sale of the Company as a going concern entails transfer of ownership and control of the Company in favour of the Successful Bidder and does not in any manner entail independent sale / transfer of the Company's assets and properties, in favour of the Successful Auction Participant. It is further clarified that any asset over which the Company does not have any right, title and interest as on the date of transfer, shall not be transferred as part of the Company's assets and properties.
- 1.13. The auction participant or bidder is hereby being given brief background about the Company, where company petition was filed against the Company under Section 7 of the Insolvency and Bankruptcy Code, 2016. Further, vide Hon'ble National Company Law Tribunal, Bench V, New Delhi ("**NCLT**") order dated September 12, 2023, liquidation proceedings have been initiated against the Company.

- 1.14. All terms and conditions with respect to the e-auction for the sale of the Company on a Going Concern basis and / or Sale of Movable Assets of the Corporate Debtor on a Collective Basis shall be governed by the directions of the Liquidator, Stakeholders' Consultation Committee, Hon'ble NCLT and in accordance with the provisions of applicable laws. As mandated by NCLT, the Liquidator shall exercise all rights with respect to sale of the assets of the Company and it would be open to the Liquidator in consultation with the Stakeholders' Consultation Committee to appoint such experts, professionals or other persons, as the Liquidator might think necessary, so as to enable the sale of the properties.
- 1.15 The Formats, Annexures and Appendix to this Process Memorandum form an integral part hereof and this Process Memorandum shall always be read in conjunction with them.

2. DEFINITIONS

“Adjudicating Authority” or **“NCLT”** shall mean the Hon'ble National Company Law Tribunal, Bench V, New Delhi;

“Applicable Laws” means, all applicable laws, regulations, rules, guidelines, circulars, re-enactments, revisions, applications and adaptations thereto, judgments, decrees, injunctions, writs and orders of any court, arbitrator or governmental agency or authority, rules, regulations, orders and interpretations of any governmental authority, court or statutory or other body applicable for such transactions including but not limited to the IBC, Liquidation Regulations, Companies Act, 1956 / 2013 (as applicable), Competition Act, 2002, Transfer of Property Act, 1882, Sale of Goods Act, 1930, Foreign Exchange Management Act, 1999, whether in effect as of the date of this Process Memorandum or thereafter and each as amended from time to time;

“Auction Participant” or **“Bidder”** mean, Person or Persons who submitted a bid as per the Process Memorandum; and shall include a Qualified Bidder or the Successful Bidder, as the case may be, and as the context requires;

“Bid” means, any bid submitted by the Bidders as required in terms of this Process Memorandum and in accordance with the provisions of IBC read together with the Liquidation Regulations and other Applicable Laws;

“Control” shall mean a Person holding more than 26% (twenty six percent) of the voting share capital in a company or the ability to appoint majority of the directors on the board of another company or the ability of a company to director cause direction of the management and policies of another company, whether by operation of law or by contract or otherwise;

“Highest Bidder” means, the Qualified Bidder whose bid in the e-auction is the highest bid and who is called upon by the Liquidator to provide balance sale consideration

“Going Concern Sale” shall mean sale of the Corporate Debtor in accordance with Regulation 32(e) read with Regulation 32A of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016, including all its assets, liabilities and properties on “as is where is”, “as is what is”, “whatever there is”, and “no recourse basis”;

“IBC” / **“Code”** shall mean Insolvency and Bankruptcy Code, 2016 and the related rules and regulations issued there under, as amended from time to time.

“Liquidation Regulations” means, the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations 2016 as amended from time to time;

“Liquidator” means insolvency professional appointed as liquidator in accordance with section 34 of the Code;

“Person” shall mean an individual, a partnership firm, an association, a corporation, a limited company, a trust, a body corporate, bank or financial institution or any other body, whether incorporated or not;

“Process Memorandum” means this document including all the appendices hereto, for the purposes of setting out the process for submission of a bid and selection of successful bid in accordance with the provisions of the Code and shall include all supplements, modifications, amendments, alterations or clarifications there to issue in accordance with the terms hereof.

“Qualified Bidder(s)” shall mean a Bidder who has submitted the eligibility documents and the earnest money and is qualified to submit their bid on the auction portal;

“Successful Bidder” or **“Successful Auction Participant”** means, the Qualified Bidder whose bid is approved and who is declared by the Liquidator at the end of the determined auction phase.

Capitalized terms used herein but not defined otherwise shall have meaning prescribed to them under the provisions of the Code and the rules and regulations there under.

3. INTRODUCTION

- 3.1 The liquidation process in respect of the Company has been initiated under the provisions of the IBC and the Liquidation Regulations by an order of the Hon’ble NCLT, Bench V, New Delhi effective from September 12, 2023. As per the said order, Huzefa Fakhri Sitabkhan has been appointed as the Liquidator.
- 3.2 The Liquidator endeavours to sell the Company as a Going Concern and / or Sale of the Movable Assets of the Company on a Collective Basis, in the manner specified under Regulation 32 read with Regulation 32A of the Liquidation Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this Process Memorandum.
- 3.3 The E-Auction would be conducted in the manner specified under Regulation 32 read with Regulation 32A and in *Schedule I* as provided under Regulation 33 of the Liquidation Regulations, any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the Code or the Liquidation Regulations, as the case may be, and as per directions, if any, of the NCLT in respect of the liquidation process of the Company and in the manner specified in this Process Memorandum.
- 3.4 The Bidders are hereby being encouraged and advised to acquaint themselves with the provisions of the Code and the Liquidation Regulations and any other rules, regulations, orders, circulars, directions or notifications or the like, issued pursuant to or under the IBC or the Liquidation Regulations, as the case may be.

4. OVERVIEW OF THE COMPANY

4.1 Brief Background:

Eurotas Infrastructure Limited - In Liquidation (**“Corporate Debtor”** / **“Company”** / **“EIL”**) was set up as an cement grinding unit located in Nashik, Maharashtra. It is a public limited company incorporated on February 23, 2011, under the provisions of the Companies Act, 1956 and registered with Registrar of Companies, Delhi. The main object is to manufacture and trade in cement. The Registered Office of the Corporate Debtor is at Basement, A-103, Road No. 4, Mahipalpur, Extension, New Delhi.

The company is in the process of setting up a 1.6 MMTPA cement grinding plant at the Additional Sinnar Industrial Area, MIDC, Village Musalgaon, Taluka Sinnar, District Nashik, Maharashtra. There was a proposal to achieve a total capacity of 4.95 MMTPA at this grinding unit by installing two more cement mills and other requisite plant and machinery and infrastructure once the first cement grinding plant become operational.

The land admeasuring 36.37 Hectares has been taken on 80 year sub-lease by the Corporate Debtor by entering into sub-lease agreement dated October 01, 2012 with Indiabulls Industrial Infrastructure Limited (“IIIL”). The site is located near Sinnar Thermal Power Limited's (“STPL”) [formerly known as RattanIndia Nashik Power Limited (RNPL)] 2,700 MW coal based thermal power plant which is situated in the Special Economic Zone (SEZ) developed under a JV with MIDC.

4.2 Current Status:

The manufacturing plant, designed by Holtech, currently stands at approximately 80-85% completion for its current capacity of 1.6 MMTA. Corporate Insolvency Resolution Process was initiated on the Corporate Debtor on November 24, 2020, however, with no successful resolution, now the liquidation proceedings have been initiated on the Corporate Debtor vide an order dated September 12, 2023. Currently, no operations are being carried out.

By and under the Lease Deeds dated September 13, 2007, December 20, 2007, August 05, 2010, and February 06, 2012, the Maharashtra Industrial Development Corporation (“MIDC”) leased certain land admeasuring 1,047.82 hectares (“Larger Land”) in favour of Indiabulls Industrial Infrastructure Limited (“Indiabulls”).

Out of the Larger Land, certain land admeasuring 1,011.264 hectares was declared as a Special Economic Zone (“SEZ”). Soon thereafter, by and under a Sub-Lease Deed dated October 01, 2012 (“Sub-Lease”), Indiabulls sub-leased a part of the Larger Land admeasuring 36.37 hectares (“Company Land”) in favour of the Company.

By a Notification dated April 09, 2012, bearing no. S.O. 763(E) (“Notification”), the Government, inter alia, de-notified land admeasuring 34.20 hectares (“Denotified Company Land”) out of the Larger Land from being an SEZ. Upon comparing the Company Land and the Denotified Company Land, it appears to be a difference of about 2.17 hectares. Therefore, it may be possible that 2.17 hectares of the Company Land is SEZ.

Further, it appears that a Termination Notice dated July 14, 2023 (“Termination Notice”) was also addressed by MIDC to Indiabulls seeking to terminate its Lease Deeds. Thereafter, a Show Cause Notice dated December 04, 2023, was also addressed by MIDC under Section 4(2) of the Maharashtra Government Premises (Eviction) Act, 1955, read with Section 29 of the MID Act, 1961, inter alia, calling upon Indiabulls and the Company, to show cause as to why the eviction order should not be passed. In this notice, the MIDC has treated the entire Company Land as non SEZ. In response, the Liquidator, on behalf of the Company addressed his response dated December 22, 2023, and January 25, 2024, apprising MIDC of the current status of liquidation proceedings of the Company. Further, it appears that Indiabulls has filed an appeal bearing Regular Civil Appeal No. 55 of 2024 in the Hon'ble District Court, Nashik against MIDC, wherein the Corporate Debtor has also filed an Intervention Application.

The Liquidator is in possession of the soft copies of records of the assets and properties and the original records of the same has not yet been made available to the Liquidator. The sale of the Company on Going Concern basis being on as is where is basis is subject to any outcome / impact of the aforesaid on the Company Land.

5. ELIGIBILITY

5.1 Section 35 read with Section 29A of the Code

Pursuant to Section 35 of the Code, an auction process applicant shall not be eligible to submit a bid for purchase of the Company on a going concern basis and / or the Movable Assets of the Company on a Collective Basis, if it fails to meet the eligibility criteria set out in Section 29A of the Code (as amended from time to time).

As on date, as per Section 29A of the Code, a person shall not be eligible to submit a bid, if such person, or any other Person acting jointly or in concert with such person –

- a. is an undischarged insolvent;
- b. is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- c. has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act 1949 and at least a period of one year has lapsed from the date of such classification till the date of commencement of the liquidation process of the corporate debtor:
Provided that the person shall be eligible to submit a bid if such person makes payment of all overdue amounts with interest there on and charges relating to non-performing asset accounts before submission of bid;
- d. Has been convicted for any offence punishable with imprisonment-
 - i. for two year or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force
- e. is disqualified to act as a director under the Companies Act, 2013;
- f. is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g. has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under the IBC;
- h. has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under the IBC and such guarantee has been invoked by the creditor and remains unpaid in full or part;
- i. has been subject to any disability, corresponding to clauses (a) to (h), under any law in a jurisdiction outside India; or
- j. has a connected person not eligible under clauses (a) to (i).

Explanation – For the purposes of this clause, the expression “connected person” means –

- i. Any person who is the promoter or in the management or control of the auction process applicant; or
- ii. Any person who shall be the promoter or in management or control of the assets of the Company pursuant to sale thereof as part of the liquidation process of the Company; or
- iii. The holding company, subsidiary company, associate company or related party of a person referred to in clauses (i) and (ii)

Provided that nothing in clause (iii) of this Explanation shall apply to—

- (A) A scheduled bank;
- (B) An investment vehicle, registered foreign institutional investor, registered foreign portfolio investor, or a foreign venture capital investor, other financial sector regulator of a jurisdiction outside India where the terms shall have the meaning assigned to them in regulation 2 Foreign Exchange Management (Transfer or issue of Security by a Person Resident Outside India) Regulations, 2017 made under the Foreign Exchange Management Act, 1999; or
- (C) An asset reconstruction company registered with the Reserve Bank of India under section 3 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002; or
- (D) An Alternate Investment Fund registered with the Securities and Exchange Board of India; or
- (E) Such categories of persons as may be notified by the Central Government.

5.2 Networth:

An auction process applicant, whether a Body Corporate / Financial Institutions / Individual / Consortium will be required to demonstrate a networth as on September 30, 2024 of not less than Rs.30 Crore for Block 1 and not less than Rs.20 Crore for Block 2, along with the eligibility documents.

Explanation 1: In case of a consortium, the networth will be calculated basis the weighted average formula wherein the consortium's networth will be a calculated based on the share of networth of each consortium member taken proportionally to their shareholding in the consortium.

Explanation 2: In case of financial institutions, asset under management as on September 30, 2024, of not less than Rs.30 Crore for Block 1 and not less than Rs.20 Crore for Block 2, will be required to be eligible for participation.

5.3 Document Submission:

The intending bidder should upload the below mentioned pre-qualification documents on <https://ibbi.baanknet.com/eauction-ibbi/home> and also deposit the EMD through the e-wallet on the e-auction portal **on or before August 26, 2025 (Tuesday)**:

- a. KYC and Incorporation Documents of the Prospective Bidder
- b. Board Resolutions in case of Company or Authority Letter in case of a Partnership firm or LLP authorizing the Authorised Signatory alongwith KYC Document of the Authorised Signatory
- c. Confidential Undertaking by the Prospective Bidder as per Format A
- d. Notarised Affidavit and Undertaking by the Prospective Bidder as per Format B
- e. Bid Application Form as per Annexure I
- f. Declaration by Bidder, as per Annexure II
- g. Networth Certificate by the Prospective Bidder

All the formats and annexures are annexed in this process memorandum.

These documents should be uploaded on the e-auction portal **on or before August 26, 2025 (Tuesday)**. A Bidder may use additional sheets to submit the information for its detailed response.

6. **SITE VISIT**

The inspection or due diligence of the assets, liabilities and properties of the Company as mentioned in **Clause 8** can be conducted by contacting Mr. Nikhil Sharma at +91 88285 76197. The inspection of the assets put up for auction will be conducted on or before **August 26, 2025 (Tuesday)** and the **timings for inspection is 11:00 AM to 4:00 PM**

The Liquidator reserves the right to not arrange a site visit for any reason whatsoever, irrespective of the request of the auction process applicant.

7. **DUE DILIGENCE**

The Liquidator shall provide assistance necessary for the conduct of due diligence by the Prospective Bidders. The information and documents shall be provided by the Liquidator on the e-auction portal in good faith. The Prospective Bidders may note that the Liquidator would not have verified any of the information, data or documents shared and shall not accept any responsibility or liability, whatsoever, in respect of any statements or omissions contained in the shared data.

The Prospective Bidder shall be deemed to have conducted its due diligence of the Company and its assets to its entire satisfaction. It is hereby clarified that the Highest / Successful Bidder shall not be entitled to withdraw its Bid, as submitted, on the pretext that the Liquidator did not provide requisite assistance, to their satisfaction.

It is expected that the Prospective Bidder shall have undertaken an independent due diligence and appraisal of the Company for participation in the Bid Process and shall not rely solely on the information provided by the Liquidator or its representatives during the auction process.

It must also be noted that the Liquidator does not give any assurance or warranty of the physical condition of the Company's assets and their suitability for any sort of operation that the Bidder envisages.

The Company is proposed to be sold on a going concern basis and / or Movable Assets of the Corporate Debtor are proposed to be sold on a Collective Basis on a **"As is where is basis", "As is what is basis", "Whatever there is basis"** and **"No recourse basis"**, and the proposed sale does not entail transfer of any title except the title which the Company had on its assets as on date of transfer. All statutory liabilities / taxes / demands / claims / maintenance fee / electricity / water charges, etc., outstanding as on date or yet to fall due in respect of the Company should be ascertained by the auction process applicant and would be borne by the Successful Bidder.

8. ASSETS TO BE AUCTIONED AND RESERVE PRICE

The Liquidator proposes the sale of the Company as a Going Concern and / or the sale of Movable Assets of the Company on a Collective Basis on an "As is where is basis", "As is what is basis", "Whatever there is basis", and "No recourse basis".

The sale of the Company as a going concern shall result in transfer of ownership and control over the Company including the entire available assets and liabilities of the Company as described in this Process Memorandum in favour of the Successful Bidder. The cut-off date for the purposes of determination of all assets and liabilities of the Company shall be the liquidation commencement date, i.e., September 12, 2023.

Particulars of the Blocks

Asset Description	Blocks	Reserve Price	Earnest Money Deposit	Bid Increment Money
Entire Corporate Debtor as a Going Concern Under Regulation 32(e) read with Regulation 32A	Block A	Rs.100,00,00,000/- (Indian Rupees One Hundred Crore Only)	Rs.10,00,00,000/- (Indian Rupees Ten Crore Only)	Rs. 1,00,00,000/- (Indian Rupees One Crore only)
All Movable Assets of the Corporate Debtor located at the Plant Site at Musalgaon, Sinnar, Nashik, Maharashtra and at the Registered Office at New Delhi	Block B	Rs. 60,00,00,000/- (Indian Rupees Sixty Crore Only)	Rs. 6,00,00,000/- (Indian Rupees Six Crore Only)	Rs.50,00,000/- (Indian Rupees Fifty Lakh only)

Particulars of the Assets and Liabilities of the Corporate Debtor (with respect to Block A)

Sr. No.	Description of Assets and Liabilities	Mode of Sale
Assets intended to be Realized by Way of Sale of Company as a Going Concern as per Regulation 32 (e) of the Liquidation Regulations		
1	Leasehold Land at Plant Site at Sinnar, Dist. Nashik, Maharashtra (Note)	E-Auction for Sale of Company as a Going Concern
2	Building Structures (Under Construction) at Plant Site at Sinnar, Dist. Nashik	
3	Plant and Machinery (Under Construction) at Plant Site at Sinnar, Dist. Nashik	
4	Computers and Office Equipment at Sinnar, Dist. Nashik and Delhi	
5	Furniture and Fixtures at Sinnar Dist. Nashik and Delhi	
6	Current Assets Trade Receivables Fixed Deposits, Advance Income Tax, Advance given to Suppliers, VAT, Service Tax and GST	

Sr. No.	Description of Assets and Liabilities	Mode of Sale
Liabilities intended to be Transferred by Way of Sale of Company as a Going Concern as per Regulation 32 (e) of the Liquidation Regulations		
7	Current Liabilities Other Financial Liabilities, Borrowings, Other Current Liabilities, Provisions	To be transferred along with the Sale of Company as a Going Concern
8	Non-Current Liabilities - Other Financial Liabilities	

Note:

By and under the Lease Deeds dated September 13, 2007, December 20, 2007, August 05, 2010, and February 06, 2012, the Maharashtra Industrial Development Corporation ("MIDC") leased certain land admeasuring 1,047.82 hectares ("Larger Land") in favour of Indiabulls Industrial Infrastructure Limited ("Indiabulls").

Out of the Larger Land, certain land admeasuring 1,011.264 hectares was declared as a Special Economic Zone ("SEZ"). Soon thereafter, by and under a Sub-Lease Deed dated October 01, 2012 ("Sub-Lease"), Indiabulls sub-leased a part of the Larger Land admeasuring 36.37 hectares ("Company Land") in favour of the Company.

By a Notification dated April 09, 2012, bearing no. S.O. 763(E) ("Notification"), the Government, inter alia, de-notified land admeasuring 34.20 hectares ("Denotified Company Land") out of the Larger Land from being an SEZ. Upon comparing the Company Land and the Denotified Company Land, it appears to be a difference of about 2.17 hectares. Therefore, it may be possible that 2.17 hectares of the Company Land is SEZ.

Further, it appears that a Termination Notice dated July 14, 2023 ("Termination Notice") was also addressed by MIDC to Indiabulls seeking to terminate its Lease Deeds. Thereafter, a Show Cause Notice dated December 04, 2023, was also addressed by MIDC under Section 4(2) of the Maharashtra Government Premises (Eviction) Act, 1955, read with Section 29 of the MID Act, 1961, inter alia, calling upon Indiabulls and the Company, to show cause as to why the eviction order should not be passed. In this notice, the MIDC has treated the entire Company Land as non-SEZ. In response, the Liquidator, on behalf of the Company addressed his response dated December 22, 2023, and January 25, 2024, apprising MIDC of the current status of liquidation proceedings of the Company. Further, it appears that Indiabulls has filed an appeal bearing Regular Civil Appeal No. 55 of 2024 in the Hon'ble District Court, Nashik against MIDC, wherein the Corporate Debtor has also filed an Intervention Application.

The liquidator is in possession of the soft copies of records of the assets and properties and the original records of the same has not yet been made available to the Liquidator. The sale of the Company on Going Concern basis being on as is where is basis is subject to any outcome / impact of the aforesaid on the Leasehold Land.

It is clarified that the sale of the Company on going concern basis under this E-Auction Process, is subject to receipt of the Final Approval Order from the Adjudicating Authority. This para is not applicable for Block B - Sale of Movable Assets on Collective Basis.

The Highest / Successful Bidder accepts the terms of the aforesaid disclosures, which forms an integral part of this Process Memorandum along with the other terms and conditions prescribed herein.

Details of the blocks is available on <https://ibbi.baanknet.com/eauction-ibbi/home>.

Kindly note that the Bidders cannot place a bid for the block at a value below the reserve price. Further, the bidders can increase their Bid by a minimum incremental amount as mentioned in the last column of the above table. Cognizance should be taken of the fact that the Liquidator does not give any assurance or warranty of the physical condition of assets and their suitability for any sort of operation that the Bidder envisages.

It shall be the endeavour of the Liquidator to sell all the blocks and maximize overall recovery. While evaluating bids, the Liquidator may provide preference to bids for more than one block. The Liquidator may provide preference to bid (or combination of bids) that provides higher overall recovery even if, for one particular block, some other bid provides for a higher offer than a consolidated bid for that one block. Hence, Block A shall have the preference over Block B.

9. EARNEST MONEY

All Auction Process Applicants shall provide, along with or prior to the submission of their auction bids, 10% of the reserve price for the block of asset bid as an Earnest Money through e-wallet on the Auction Portal.

Bidders shall preserve the remittance proof and shall produce the same in front of the Liquidator as and when demanded.

No interest will be paid to the auction process applicant in relation to such amount.

Forfeiture of Earnest Money from the Auction Process Applicant

The Liquidator shall have the right to forfeit the Earnest Money, at any time, upon the occurrence of any of the following events:

- a) if the Bidder is identified as the Highest Bidder and does not accept the Letter of Intent issued by the Liquidator or is found to be ineligible to submit the bid under Section 29A of the Code
- b) if the Successful Bidder fails to make the complete payment as per the terms of the Letter of Intent issued by the Liquidator; or
- c) if any of the conditions under this Process Memorandum are breached by the Bidder or in case the Bidder is found to have made any misrepresentation; or
- d) if the Bidder is found to be ineligible to submit the bid under Section 29A of the Code (as amended from time to time) or is found to have made a false or misleading declaration of eligibility under Section 29A of the Code (as amended from time to time); or

Adjustment of Earnest Money of the Highest / Successful Bidder

The Earnest Money shall be set-off against or used as part of the consideration that the Highest / Successful Bidder proposes to offer in relation to the auction.

In case the auction fails due to unforeseen circumstances and not on fault of any bidder, then the Earnest Money paid by such bidder shall be returned (without interest) to such applicant within 30 (Thirty) days of the date of closure of auction process in its e-wallet account maintained with the auction portal or in its bank account, as the case may be.

For the Highest Bidder, a mail confirmation will be given by the Liquidator for being the Highest Bidder subsequent to the conclusion of the auction and inviting them to provide the balance consideration within the timelines mention in the process memorandum.

If a Bidder, who submits the Earnest Money but did not participate in the E-Auction and / or participates in E-Auction but fails to give the highest bid for the asset in the E-Auction and does not emerge to be the Highest Bidder, then the Earnest Money paid by such bidder shall be returned (without interest) within 30 (thirty) days of the date of closure of auction process in its e-wallet account maintained with the auction portal.

10. LETTER OF INTENT AND TRANSACTION DOCUMENTS

On the close of the auction, the Highest Bidder shall be invited to provide the balance sale consideration within 90 (Ninety) days from the e-auction. In terms of the Schedule I of the Liquidation Regulations, however, the payment made after 30 (Thirty) days from the date of e-auction shall attract interest at the rate of 12%. In case, full sale consideration (including interest, if any) is not paid within 90 (Ninety) days from the date of e-auction, the Liquidator shall cancel the auction and forfeit the amount submitted in any form by Highest / Successful Bidder till that day.

Within 3 days of declaring the Highest Bidder, the Liquidator shall conduct due diligence and verify the eligibility of the Highest Bidder. Thereafter, the Liquidator shall present the auction results, details of the Highest Bidder and due diligence conducted on the Highest Bidder to the Stakeholder's Consultation Committee. The Liquidator shall declare the Highest Bidder as the Successful Bidder or reject the bid after consultation with the Stakeholder's Consultation Committee.

If the highest bid is found ineligible, then the earnest money submitted by the Highest Bidder shall be forfeited and the Liquidator, will declare the second highest bidder as the Successful Bidder after conducting due diligence and consulting with the Stakeholder's Consultation Committee.

The Successful Bidder shall be required to execute a letter of intent (LoI) provided by the Liquidator within a period of 7 days from the E-Auction, the terms of which shall be binding on the Successful Bidder.

The Successful Bidder would be required to pay the entire sale consideration within 30 (Thirty) days from the date of the E-Auction. The timeline for payment of entire sale consideration can be extended up to 90 (Ninety) days from the date of the E-Auction, in terms of the Schedule I of the Liquidation Regulations, however, the payment made after 30 (Thirty) days from the date of the E-Auction shall attract interest at the rate of 12%. In case, the full sale consideration is not paid within 90 (Ninety) days from the date of the E-Auction, then the Liquidator shall forfeit the amount submitted in any form by Successful Bidder till that day and cancel the auction.

The details of the Designated Bank Account are as under:

Beneficiary Name	Eurotas Infrastructure Limited – In Liquidation
Account Number	923020052851306
Bank Name	Axis Bank Limited
Branch	Nariman Point Branch, Mumbai
IFSC Code	UTIB0000173

Further, the Successful Bidder on the payment of entire sale consideration would be solely responsible for the security of said assets and other expenses / charges related to such assets. Therefore, subsequent to the payment of entire sale consideration, the Successful Bidder would be required to take control of the Corporate Debtor at the earliest and without any undue delay and in compliance with the process mentioned below under point 12 (Handover Process).

In case of Block A, wherein the sale is being proposed on a going concern basis, the Liquidator shall make an application to the Adjudicating Authority on receipt of entire sale consideration (including the interest amount, if applicable). The process of consummation of the sale of the Company as a going concern to the Successful Bidder as per the terms of this E-Auction Process Memorandum shall commence from the date of the Final Approval Order from the Adjudicating Authority. The Liquidator shall not be responsible and liable, in any manner, in the event the Adjudicating Authority in its Final Order rejects the sale transaction contemplated hereunder. The liability and obligations of the Successful Bidder shall continue till the receipt of the Final Order.

11. DEFAULT BY HIGHEST / SUCCESSFUL BIDDER AND IT'S CONSEQUENCES

In the event that the Highest / Successful Bidder withdraws its auction application or is found to be ineligible under Section 29A of the Code or in breach of the terms of this process memorandum, the Liquidator shall have the right to forfeit the Earnest Money furnished by the Successful Bidder and / or any monies received. The amount received pursuant to the encashment of the Earnest Money and / or any monies received, shall be kept in Eurotas Infrastructure Limited – In Liquidation account. If the Highest / Successful Bidder does not execute the LoI within the timelines stipulated or makes the balance sale consideration (including interest) and other application charges, expense, duties and taxes, if applicable, the Liquidator shall have the right to forfeit the Earnest Money submitted by the Successful Bidder as well as reject the bid submitted by it.

In case of withdrawal of auction application by the Highest / Successful bidder or default by the Highest / Successful Bidder on any of the conditions mentioned in the process memorandum or being found ineligible, the Liquidator has right to declare the second highest bidder as the Successful Bidder after conducting due diligence and consulting with the Stakeholder's Consultation Committee and a fresh Lol shall be issued to the second highest bidder to perform as per this Process Memorandum.

12. HANDOVER PROCESS

12.1. Handover (Applicable for Block A only)

The Liquidator will be filing an Application before the Hon'ble NCLT for the purpose of seeking directions for implementing the sale under Liquidation of the Corporate Debtor as a going concern to the Successful Bidder. However, the handover of assets or any other relevant information of the Company shall commence only after the Final Approval Order is received by the liquidator from Hon'ble NCLT. The Successful Bidder may after the payment of the entire sale consideration, request to deploy its security personnel at the plant site in Sinnar, at its own cost who will be reporting to the security personnel of the Liquidator till the Final Approval Order is received by the Liquidator from Hon'ble NCLT. Any material movement from the plant site will be strictly prohibited till the Final Approval Order is received.

On receipt of Final Approval Order, the Liquidator will issue a sale certificate to the Successful Bidder and handover the Company on a going concern basis alongwith all the assets at Sinnar as well as at New Delhi to the Successful Bidder. The treatment of liabilities will be in accordance with the Final Approval Order of the Hon'ble NCLT.

12.2. Handover (Applicable for Block B only)

Block B includes all the movable assets of the Company located at site at Sinnar and registered office in New Delhi. On payment of the entire sales consideration for Block B (including interest, if any), the invoice will be issued to the Successful Bidder. Subsequent to the issuance of invoice, the Successful Bidder can initiate the takeover process from the both the locations with immediate effect. Sale Certificate will be issued on the date of completion of handover of all the movable assets of the Company.

12.3. Handover Process (Common for Both Blocks)

All necessary arrangements with respect to the loading / unloading movement / shifting of plant & machinery (ies) or any asset of the Company post the e-auction process should be taken care solely by the Successful Bidder. All expenses incurred towards the dismantling / de-fabrication / movement / shifting of plant & machinery (ies) or any asset of the Company post the e-auction process should be borne solely by the Successful Bidder. The Liquidator shall not be held responsible / liable under any circumstances to pay any expenses including but not limited towards such movement of plant & machinery (ies) or any asset of the Company.

The Successful Bidder shall, at its own cost and expense, undertake all necessary, appropriate efforts and best safety measures to prevent accidents at the site and the surrounding neighbouring areas of the site. The Successful Bidder shall be solely responsible and liable for non-compliance of any of the safety measures and delays, implications, injuries, fatalities, and compensation arising out of such or similar situations of incidents.

The Successful Bidder, at its own expense, shall defend, indemnify and hold harmless the Corporate Debtor, Liquidator and its consultants from any and all claims, damages, losses and expenses, including but not limited to court costs, attorney's fees and alternate dispute resolution costs, for any personal injury, bodily injury, sickness, disease or death and for any damage to or destruction of any property or asset, occurred due to the act or omission by or on behalf of the Successful Bidder or any person appointed by the Successful Bidder, during the handover process at the site.

13. DECLARATION OF HIGHEST AND SUCCESSFUL BIDDER

The declaration of the Highest Bidder for the blocks shall be done by the Liquidator at the end of the auction. Determination of the Highest Bidder shall be done based on highest bid received for the asset block by the Liquidator via the auction portal process.

On the close of the auction, the Highest Bidder shall be invited to provide the balance sale consideration within 90 (Ninety) days from the e-auction. In terms of the Schedule I of the Liquidation Regulations, however, the payment made after 30 (Thirty) days from the date of e-auction shall attract interest at the rate of 12%. In case, full sale consideration (including interest, if any) is not paid within 90 (Ninety) days from the date of e-auction, the Liquidator shall cancel the auction and forfeit the amount submitted in any form by Highest / Successful Bidder till that day.

Within 3 days of declaring the Highest Bidder, the Liquidator shall conduct due diligence and verify the eligibility of the Highest Bidder. Thereafter, the Liquidator shall present the auction results, details of the Highest Bidder and due diligence conducted on the Highest Bidder to the Stakeholder's Consultation Committee. The Liquidator shall declare the Highest Bidder as the Successful Bidder or reject the bid after consultation with the Stakeholder's Consultation Committee.

If the highest bid is found ineligible, then the earnest money deposit submitted by the Highest Bidder shall be forfeited and the Liquidator, will declare the second highest bidder as the Successful Bidder after conducting due diligence and consulting with the Stakeholder's Consultation Committee.

In case of any dispute / discrepancy, the Liquidator shall assess the auction applications and declare the Successful Bidder offering maximum value for the auctioned assets. This right of selecting and declaring the Successful Bidder shall solely rest with the Liquidator at all times.

The sale of the Company as a going concern / Movable Assets of the Company on a collective basis, shall be subject to conditions prescribed under the Code and provisions and regulations thereunder.

14. FRAUDULENT AND CORRUPT PRACTICES

The auction process applicant shall observe the highest standard of ethics during the auction process and subsequently during the closure of the auction process and declaration of Successful Bidder. Notwithstanding anything to the contrary, contained in this Process Memorandum, or in the Letter of Intent, the Liquidator shall reject an auction bid, revoke the Letter of Intent, as the case may be, without being liable in any manner whatsoever to the auction process applicant, if the Liquidator, at his discretion, determines that the auction process applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the auction process or has, undertaken any action in respect of such process which results in the breach of any Applicable Law including the Prevention of Corruption Act, 1988 or such amendment thereto. In such an event, the Guarantee Beneficiary may invoke the Earnest Money, or any monies received, without prejudice to any other right or remedy that may be available to the Liquidator / Guarantee Beneficiary under this Process Memorandum or Applicable Law.

For the purposes of this Clause the following terms shall have the meaning herein after respectively assigned to them:

“coercive practice” shall mean impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person's participation or action in the auction process;

“corrupt practice” shall mean (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the auction Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Liquidator or the Company, who is or has been associated or dealt in any manner, directly or indirectly with the auction Process or arising there from, before or after the execution thereof, at anytime prior to the expiry of 1(one) year from the date such official resigns or retires from or otherwise ceases to be

in the service of the Liquidator or the Company, shall be deemed to constitute influencing the actions of a person connected with the auction Process); or (ii) engaging in any manner whatsoever, during the auction Process or thereafter, any person in respect of any matter relating to the Company, who at anytime has been or is a legal, financial or technical adviser of the Liquidator or the Company, in relation to any matter concerning the auction process;

“fraudulent practice” shall mean a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the auction Process;

“restrictive practice” shall mean forming a cartel or arriving at any understanding or arrangement among the auction process Applicants with the objective of restricting or manipulating a full and fair competition in the auction Process; and

“undesirable practice” shall mean (i) establishing contact with any person connected with or employed or engaged by the Liquidator with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the auction Process; or (ii) having a Conflict of Interest.

The Bidder shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other Bidders.

The Bidder shall not divulge either his bid or any other details provided to him by the Liquidator or during the due diligence process in respect of the asset to any other party. Prior to conduct of due diligence / site visits, the Liquidator may require the Bidder to execute confidentiality agreement with the Company / Liquidator.

15. COSTS, EXPENSES AND TAX IMPLICATIONS

The auction process applicant shall be responsible for all the costs incurred by it on account of its participation in the auction process, including any costs associated with participation in the Site Visit, Due Diligence, etc. The Liquidator shall not be responsible in any way for such costs, regardless of the conduct or outcome of the Auction Process.

For purpose of abundant clarity, it is hereby clarified that the auction process applicant is expected to make its own arrangements including accommodation for the Site Visit or Due Diligence and all costs and expenses incurred in that relation shall be borne by the Auction Process Applicant.

All necessary arrangements with respect to the Company post the e-auction process should be taken care of solely by the Successful Bidder. All expenses incurred towards the Company post the e-auction process should be borne solely by the Successful Bidder. The Liquidator shall not be held responsible / liable under any circumstances to pay any expenses towards any asset of the Company. Further, the Successful Bidder shall bear all expenses for the safety of labourers / employee deployed by him at the site for security and preserving the assets. It is important to mention herein that the handover of the Company post the e-auction process would take place only on payment of the entire sale consideration and other applicable charges, taxes and duties and after obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission, or consents, if any.

The auction process applicant shall not be entitled to receive reimbursement of any expenses which may have been incurred carrying out of due diligence, search of title to the assets and matters incidental thereto or for any purpose in connection with the auction process plan.

All taxes applicable (including stamp duty implications and registration charges) on sale of the Company as a Going Concern / or Movable Assets of the Company on a Collective Basis, would be solely borne by the Successful Bidder, which inter alia including but not limited to the following:

- i. The sale attracts stamp duty, registration charges etc. as per relevant laws;
- ii. Successful Bidder shall bear all the necessary expenses like applicable stamp duties / additional duty / transfer charges, fees, etc. for transfer of Company in his / her name;

- iii. Payment of all statutory / non-statutory dues, taxes, rates, assessments, charges, fees, etc. owed by EIL to anybody in respect of the assets and property(ies) shall be sole responsibility of Successful Bidders;
- iv. Successful Bidder has to bear the cess or other applicable tax, i.e., Customs, Excise, VAT, GST, TDS, etc, if any;
- v. Successful bidder will also be responsible for evaluating completeness of applicability of taxes in India at the time of closure, and will be responsible for paying all such taxes.

It is expressly stated that the Liquidator does not take or assume any responsibility for any dues, (statutory or otherwise) of the Company, including such dues, if any, which may affect transfer of the liquidation assets in the name of the Successful Bidder and such dues, if any, will have to be paid by the Successful Bidder.

The auction process applicant shall be responsible for fully satisfying the requirements of the Code and related Regulations as well as all Applicable Laws that relevant for the sale process. The Successful Bidder shall be responsible for obtaining requisite regulatory or statutory or third-party approvals, no-objections, permission, or consents, if any, that are or may be required under Applicable Law for purchasing the relevant assets.

16. GOVERNING LAW AND JURISDICTION

This Process Memorandum, the auction process and the other documents pursuant to the Process Memorandum shall be governed by the laws of India and any dispute arising out of or in relation to the Process Memorandum or the auction process shall be subject to the exclusive jurisdiction of the Adjudicating Authority, courts and tribunals at New Delhi, India.

17. TIMETABLE

The following timetable shall apply to the process memorandum. The timetable may be amended by the Liquidator through issuance of an addendum to the process memorandum.

Sr. No.	Event	Dates
1.	Public Announcement of E-Auction	July 25, 2025
2.	Opening of Auction Portal	July 25, 2025
3.	Last Date for Due Diligence and Site Visit	August 26, 2025
4.	Last Date for Submission of Earnest Money and Bid Documents	August 26, 2025
5.	Bidding on E-Auction Portal	August 28, 2025
6.	Declaration of Highest Bidder and invitation to Highest Bidder to provide Balance Sale Consideration	August 28, 2025
7.	Conducting Due Diligence and Verification of Eligibility of Highest Bidder	September 01, 2025
8.	Declaration of Highest Bidder as Successful Bidder after consultation with the Stakeholder's Consultation Committee	September 01, 2025
9.	If Highest Bidder found ineligible, forfeiture of Earnest Money and declaration of second highest bidder as Successful Bidder after conducting due diligence and consulting with the Stakeholder's Consultation Committee.	September 04, 2025
10.	Refund of Earnest Money	By September 26, 2025
11.	Payment of Balance Consideration by Successful Bidder (Without Interest)	September 26, 2025
12.	Payment of Balance Consideration by Successful Bidder (With Interest)	November 24, 2025

Notes:

1. The Liquidator may extend / modify any and all of the timelines as set out in this Clause / document at any time without giving any reasons whatsoever by way of a public announcement and / or uploading on the website of the Corporate Debtor and / or by uploading on e-auction portal, without incurring any obligation or the need to provide any reasons. In any case, it is and will be assumed that each Bidder takes cognizance of any such extension.
2. The timeline for payment of entire sale consideration is up to November 24, 2025, i.e., 90 (Ninety) days from the date of e-auction, in terms of the Schedule I of the Liquidation Regulations. However, the payment made after September 26, 2025, i.e., 30 (Thirty) days from the date of e-auction shall attract interest at the rate of 12%. In case the full sale consideration, including the afore-stated interest, if any, is not paid by November 24, 2025, i.e., 90 (Ninety) days from the date of e-auction, the Liquidator shall forfeit Earnest Money and / or any amounts received. The timelines for the payment of the balance sale consideration can be extended after seeking approval from the Stakeholder's Consultation Committee, however interest rate shall remain the same even if the extension is granted. However, the handover process will be in accordance with the Clause 12 of this Process Memorandum.

18. MISCELLANEOUS

The Corporate Debtor as a Going Concern and / or the Movable Assets of the Corporate Debtor on a Collective Basis is to be sold on “As is where is basis”, “As is what is basis”, “Whatever there is basis” and “No recourse” basis. The proposed sale of the Assets / Company does not entail transfer of any title except the title which the Company had on the assets as on date of transfer. The Liquidator does not take or assume any responsibility for any shortfall or defect or shortcoming in the moveable / immoveable assets of the Company.

If any Bidder conceals any material information or makes a wrong statement or misrepresents facts or makes a misleading statement in its Bid, in any manner whatsoever, found to be ineligible to submit bid under Section 29A of the Code, the Liquidator shall reject such Bid and / or cancel the Letter of Intent (if issued) and forfeit the Earnest Money Deposit. The Bidder shall be solely responsible for such disqualification based on its declarations in the Bid.

FORMAT A
CONFIDENTIALITY UNDERTAKING BY THE PROSPECTIVE BIDDER

(To be on non-judicial stamp paper of appropriate stamp duty value relevant to place of execution)

Date: _____

To,

Huzefa Fakhri Sitabkhan, Liquidator
Eurotas Infrastructure Limited - In Liquidation

Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Marg,
211, Nariman Point, Mumbai - 400 021.

Sub: Confidentiality Undertaking by the Prospective Bidder under the Insolvency and Bankruptcy Code, 2016.

This Confidentiality Undertaking has been signed by _____ [Insert name of the Prospective Bidder] having its office at _____ [Insert address] acting through Mr. _____ [Name of person authorised of Prospective Bidder], the authorized signatory / authorized representative ("**Prospective Bidder**"), which expression shall, unless repugnant to the context, be deemed to include its successors, assigns or legal representative) in favour of Mr. Huzefa Fakhri Sitabkhan, an Insolvency Professional having registration no. IBBI/IPA-001/IP-P00031/2017-18/10115 and authorisation for assignment valid till June 30, 2026.

WHEREAS Eurotas Infrastructure Limited - In Liquidation, a company registered under Companies, Act, 1956 (hereafter referred as the "**Corporate Debtor**") is undergoing Liquidation vide Hon'ble NCLT Bench V, New Delhi ("**NCLT**") order dated September 12, 2023 ("**Liquidation Order**"). Vide the said Liquidation Order, Mr. Huzefa Fakhri Sitabkhan, an Insolvency Professional registered with Insolvency and Bankruptcy Board of India having Registration No. IBBI/IPA-001/IP-P00031/2017-18/10115 and authorisation for assignment valid till June 30, 2026, has been appointed as Liquidator ("**Liquidator**") and has been taking appropriate steps and measures for realizing the assets of the Corporate Debtor as articulated in the provisions of the Insolvency and Bankruptcy Code, 2016 ("**Code**") read with Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 ("**Liquidation Regulations**").

WHEREAS the Liquidator has issued sale notice dated July 25, 2025, inviting prospective bidders for the purpose of submission of bid through the e-auction process which is scheduled to be held on August 28, 2025, in respect of sale of the Corporate Debtor on a going concern basis or the sale of the Movable Assets of the Corporate Debtor on a collective basis, which is governed by the provisions of Process Memorandum dated July 25, 2025 ("**Process Memorandum**") and provisions of the Code read with Liquidation Regulations.

WHEREAS the Liquidator is required to share certain data, information, records and documents in relation to the Corporate Debtor and its assets that is put up for auction including but not limited to providing an access at the project site of the Corporate Debtor for site inspection in order to facilitate the prospective bidder in their due diligence. The said information, documents and records including an access at the project site of the Corporate Debtor for site inspection shall be permitted to the prospective bidder on an undertaking from each of the prospective bidder to the effect that such prospective bidder shall maintain confidentiality of all the information received from the Liquidator or its persons and also during the course of due diligence / auction process and shall not use such information to cause an undue gain or undue loss to itself or any other person and comply with the requirements under Process Memorandum and the provisions of the Code read with Liquidation Regulations.

Therefore, the Prospective Bidder hereby declares and undertakes as follows:

1. The Prospective Bidder shall not involve itself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidders.

2. The Prospective Bidder shall not divulge either his bid or any other details and information provided to him by the Liquidator or other details received during the due diligence process / e-auction process in respect of the assets to any other party.
3. The Prospective Bidder shall not divulge any part of the information, or any other data shared by the Liquidator or its persons during the due diligence process and e-auction process, through oral or written communication or through any mode to anyone and the same shall constitute "Confidential Information". Any information or documents generated or derived by the recipients of Confidential Information that contains, reflects, or is derived from any Confidential Information shall also be deemed as Confidential Information.
4. The Prospective Bidder further unconditionally and irrevocably undertakes and declares that:
 - a) The Confidential Information shall be kept secret and confidential by the Prospective Bidder and shall be strictly used solely for the purpose of due-diligence that is required prior to submission of bid in the E-Auction Process and in accordance with the terms of the Code read with Liquidation Regulations;
 - b) The Prospective Bidder shall not use the Confidential Information to cause any undue gain or undue loss to itself, the Corporate Debtor, Liquidator or any other person;
 - c) The Prospective Bidder shall comply with all provisions of Applicable Law(s) for the time being in force relating to confidentiality and insider information;
 - d) The Confidential Information may only be disclosed to and shared with any employees or its advisors by the Prospective Bidder, in accordance with Applicable Law(s), including in relation to confidentiality and insider information, and terms of this Confidentiality Undertaking on a strict need-to-know basis and only to the extent necessary for and in relation to the liquidation process / e-auction process of the Corporate Debtor, provided that the Prospective Bidder binds such employees and third parties, by way of an undertaking / agreements, to terms at least as restrictive as those stated in this Confidentiality Undertaking.
 - e) The Prospective Bidder shall ensure that all Confidential Information is kept safe and secured at all times and is protected from unauthorised access, use, dissemination, copying, any theft or leakage;
 - f) The Prospective Bidder shall immediately destroy and permanently erase all Confidential Information as provided during the e-auction process/ due-diligence process subsequent to completion of sale of Corporate Debtor / Assets of the Corporate Debtor;
 - g) The Prospective Bidder shall take all necessary steps to safeguard the privacy and confidentiality of the information received through the Liquidator or its persons and shall use its best endeavours to secure that no person acting on its behalf divulges or discloses or uses any part of the Confidential Information;
 - h) The Prospective Bidder shall be responsible for any breach of obligations under this confidentiality undertaking (including any breach of confidentiality obligations by any employee or advisor or agent or director of the Prospective Bidder) and shall indemnify the Liquidator for any loss, damages, expenses, and costs incurred by the Liquidator due to such breach of such obligations by the Prospective Bidder or any person acting on its behalf.

Notwithstanding anything to the contrary contained herein, the following information shall however not be construed as Confidential Information:

- a) information which, at the time of disclosure to the Prospective Bidder was already in the public domain without violation of any provisions of Applicable Law(s); or
- b) information which, after disclosure to the Prospective Bidder becomes publicly available and accessible without violation of Applicable Law(s) or a breach of this Confidentiality Undertaking; or
- c) information which was, lawfully and without any breach of this Confidentiality Undertaking, in the possession of the Prospective Bidder prior to its disclosure, as evidenced by the records of the Prospective Bidder.

5. The Prospective Bidder hereby expressly agrees and acknowledges that the Liquidator makes no representation, warranty or inducement, whether express or implied, as to the accuracy, completeness, authenticity or adequacy of the information (including but not limited to the Confidential Information) provided to the Prospective Bidder during the E-Auction Process and information provided in the Process Memorandum.
6. The Prospective Bidder further agrees and acknowledges that the Liquidator shall not be liable to the Prospective Bidder for any damage arising in any way out of the use of the Confidential Information and further that the Prospective Bidder shall not have any claim against the Liquidator or the Corporate Debtor in relation to any information provided.
7. The terms of this Confidentiality Undertaking may be modified or waived only by a separate instrument in writing signed by the Liquidator that expressly modifies or waives any such term.
8. Damages may not be an adequate remedy for a breach of this Confidentiality Undertaking and Liquidator may be entitled to the remedies of injunction, specific performance and other equitable relief for a threatened or actual breach of this Confidentiality Undertaking.
9. Nothing in this Confidentiality Undertaking shall have the effect of limiting or restricting the liability of the Prospective Bidder arising because of its fraud or willful default as defined under Applicable Law(s).
10. The undersigned hereby represents and warrants that it has the requisite power and authority to execute, deliver and perform its obligations under this Confidentiality Undertaking.
11. This Confidentiality Undertaking and any dispute, claim or obligation arising out of or about it shall be governed by and construed in accordance with Indian laws and the courts and tribunal of Delhi shall have exclusive jurisdiction over matters arising out of or relating to this Confidentiality Undertaking.

I further declare that I, the undersigned have full knowledge of the contents provided in this undertaking and have absolute authority to sign this undertaking on behalf of _____ [insert the name of the Prospective Bidder].

Sign on behalf of

[Insert Name of Prospective Bidder]

by Mr. _____

(Name and Designation)

Authorised Signatory

Date:

Place:

FORMAT B

AFFIDAVIT AND UNDERTAKING BY THE PROSPECTIVE BIDDER

(To be on non-judicial stamp paper of appropriate stamp duty value relevant to place of execution)

(To be notarized by Public Notary)

Date: _____

To,

Huzefa Fakhri Sitabkhan, Liquidator

Eurotas Infrastructure Limited - In Liquidation

Think Capital Insolvency Professionals LLP,

1011-1012, Dalamal Tower, Free Press Journal Marg,

211, Nariman Point, Mumbai - 400 021.

Sub: Disclosure and Undertaking on Eligibility under Section 35 read with Section 29A of the Insolvency and Bankruptcy Code, 2016.

Dear Sir,

- A. I hereby submit this declaration under Section 35 read with Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") as inserted by the Insolvency and Bankruptcy Code (Amendment) Act, 2018:

I have understood the provisions of section 29A of the Code. I confirm that neither _____
[Insert name of the Bidder] nor any person acting jointly with
_____ [Insert name of the Bidder] or any person who is a promoter or in the management
or control of _____ [Insert name of the Bidder] or any person acting jointly with
_____ [Insert name of the Bidder]:

- a. is an un-discharged insolvent;
- b. is a wilful defaulter in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949;
- c. has an account, or an account of a corporate debtor under the management or control of such person or of whom such person is a promoter, classified as non-performing asset in accordance with the guidelines of the Reserve Bank of India issued under the Banking Regulation Act, 1949 and at least a period of one year has lapsed from the date of such classification till the date of commencement of the corporate insolvency resolution process of the corporate debtor;
- d. has been convicted for any offence punishable with imprisonment-
 - i. for two year or more under any Act specified under the Twelfth Schedule; or
 - ii. for seven years or more under any law for the time being in force
- e. is disqualified to act as a director under the Companies Act, 2013;
- f. is prohibited by the Securities and Exchange Board of India from trading in securities or accessing the securities markets;
- g. has been a promoter or in the management or control of a corporate debtor in which a preferential transaction, undervalued transaction, extortionate credit transaction or fraudulent transaction has taken place and in respect of which an order has been made by the Adjudicating Authority under this Code;
- h. has executed a guarantee in favour of a creditor in respect of a corporate debtor against which an application for insolvency resolution made by such creditor has been admitted under this Code;
- i. has been subject to any disability, corresponding to clauses (a) to (h) of Section 29A, under any law in a jurisdiction outside India; or
- j. has a connected person (as defined in Explanation to Section 29A) (List of connected persons provided in Appendix to this Affidavit and Undertaking) who is ineligible under clauses (a) to (i) of Section 29A.

I therefore, confirm that _____ [Insert name of the Bidder] is eligible under Section 29A of the Insolvency and Bankruptcy Code, 2016 ("Code") to submit its Bid for Eurotas Infrastructure Limited - In Liquidation.

- B. I undertake on behalf of _____[Insert name of the Bidder], that during the Liquidation Process, no person who would be considered as Connected Person and is not eligible to submit a bid under section 29 A of Insolvency and Bankruptcy Code, 2016 shall be engaged in the management and control of corporate debtor.
- C. I declare and undertake that in case _____[Insert name of the Bidder] becomes ineligible at any stage during the Liquidation Process, it would inform the Liquidator forthwith on becoming ineligible.
- D. I also undertake that in case _____[Insert name of the Bidder] becomes ineligible at any time after submission of the Earnest Money, then the Earnest Money would be forfeited and the same would be deposited in the account of Eurotas Infrastructure Limited - In Liquidation.
- E. I also further undertake that my winning bid Amount will remain binding unless rejected by the Liquidator.
- F. I confirm that the said declaration and disclosure is true and correct.
- G. I am duly authorised to submit this declaration by virtue of my KYC Documents / Board Resolution.

(DEPONENT)

VERIFICATION

I, the deponent above, do hereby solemnly declare and affirm that the above statement given by me is true and correct to the best of my knowledge and belief and nothing stated above is false or misrepresentation or misleading.

(DEPONENT)

ANNEXURE I
BID APPLICATION FORM

Date: _____

To

Huzefa Fakhri Sitabkhan, Liquidator
Eurotas Infrastructure Limited - In Liquidation

Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Marg,
211, Nariman Point, Mumbai - 400 021.

Dear Sir,

I am desirous in participating in the E-Auction announced by you in the newspaper publication dated July 25, 2025 for Block _____.

Details of the Corporate Debtor

Beneficiary Name	Eurotas Infrastructure Limited – In Liquidation
Account Number	923020052851306
Bank Name	Axis Bank Limited
Branch	Nariman Point Branch, Mumbai
IFSC Code	UTIB0000173

Details of Bidder / Bid Price Offered

Name of the Bidder	
Constitution of Bidder	
Contact No.	
Email ID	
PAN No.	
Address	
Bank Account No.	
Beneficiary Name	
Bank Name	
IFSC Code	
Branch	

I / We / M/s. _____ [Insert Name of the Bidder] also enclose copies of the required KYC documents. We request you to kindly verify the same and arrange with the auction portals for issue of an ID and password for us to enable us to take part in the E- Auction.

Date:

Place:

Signature

(Seal in case of Company / Firm)

Terms and Conditions of the E-auction are as under:

In addition to the Process Memorandum, following terms and conditions apply:

1. E-Auction is being held on “**AS IS WHERE IS**”, “**AS IS WHAT IS**” and “**WHATEVER THERE IS BASIS**”, “**WITHOUT RECOURSE BASIS**” and will be conducted “Online”. The auction will be conducted through the approved service provider, PSB Alliance Private Limited, the web portal <https://ibbi.baanknet.com/eauction-ibbi/home>.
2. The Complete E-Auction Process Memorandum containing E-Auction bid form, Declaration by bidders, General terms and conditions of online auction sales are available on the website <https://ibbi.baanknet.com/eauction-ibbi/home>. Interested bidders can register, bid and receive confirmation of their bid online.

(On going to the link, <https://ibbi.baanknet.com/eauction-ibbi/home>, bidders will have to search for the mentioned company by using search options available on the website).

3. The intending Bidders should make their own independent inquiries regarding the encumbrances, title of assets put on auction and claims / rights / dues / affecting the sale and should conduct their own due diligence prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Liquidator. The asset is being sold with all the existing and future encumbrances / claims / dues / demands whether known or unknown to the Liquidator. Liquidator shall not be responsible in any of way for any third-party claims / rights / dues.
4. The intending bidder should upload the below mentioned pre-qualification documents on <https://ibbi.baanknet.com/eauction-ibbi/home> and also deposit the EMD through the e-wallet on the e-auction portal **on or before August 26, 2025 (Tuesday)**:
 - a. KYC and Incorporation Documents of the Prospective Bidder
 - b. Board Resolutions in case of Company or Authority Letter in case of a Partnership firm or LLP authorizing the Authorised Signatory alongwith KYC Document of the Authorised Signatory
 - c. Confidential Undertaking by the Prospective Bidder as per Format A
 - d. Notarised Affidavit and Undertaking by the Prospective Bidder as per Format B
 - e. Bid Application Form as per Annexure I
 - f. Declaration by Bidder, as per Annexure II
 - g. Networth Certificate by the Prospective Bidder

The Formats and Annexures can be downloaded from <https://ibbi.baanknet.com/eauction-ibbi/home> and needs to be uploaded on the portal **on or before August 26, 2025 (Tuesday)**.

5. It should be the responsibility of the interested bidders to inspect and satisfy themselves about the assets before submission of the bid.
6. The e-Auction / bidding of the Assets of the Corporate Debtor would be conducted on **August 28, 2025 from 2:00 PM to 3:00 PM (with unlimited extension of 5 minutes)**. The bidder may improve their offer in multiple of amount mentioned under the column “Bid Increment Amount” against each property. In case bid is placed in the last 5 minutes of the closing time of the e-auction, the closing time will automatically get extended for 5 minutes.
7. It is advisable and recommended to bid before end time of extended period to avoid last moment issues like connectivity problem, power cut problem, internet failure and non-submission bid due to any other circumstances. PSB Alliance Private Limited and / or the Liquidator shall not be liable for non-submission of last moment bid due to such reason.

8. The Earnest Money of the Highest / Successful Bidder shall be retained towards part sale consideration and the Earnest Money of unsuccessful bidders shall be refunded within 30 working days. The Earnest Money shall not bear any interest. Default in deposit of the balance amount by the Successful Bidder within the timelines would entail forfeiture of the whole money, already deposited.
10. The purchaser / successful bidder shall bear the applicable stamp duties / additional stamp duty / transfer charges, fee, Taxes, GST, VAT, TDS, Excise, etc. and also all the statutory / non statutory dues, taxes, rates assessment charges fees, etc. owing to anybody.
11. The Liquidator is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.
12. The sale certificate will be issued and / or transaction / sale documents executed in the name of purchaser(s) / applicant(s) / successful bidder only and will not be issued in any other name(s).
13. The sale shall be subject to conditions prescribed under the Insolvency & Bankruptcy Code, 2016 and provisions and regulations thereunder and other applicable laws and regulations.
14. The decision of Liquidator on declaration of successful bidder shall be final and binding on all the Bidders.

Huzefa Fakhri Sitabkhan, Liquidator
Eurotas Infrastructure Limited - In Liquidation
IP Registration No: IBBI/IPA-001/IP-P00031/2017-18/10115
Authorization for Assignment valid till June 30, 2026

Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Marg,
211, Nariman Point, Mumbai - 400 021.
Email: cirp.eurotas@gmail.com / huzefa.sitabkhan@gmail.com

Date: July 25, 2025

Place: Mumbai

ANNEXURE II
DECLARATION BY THE BIDDERS

Date:

To

Huzefa Fakhri Sitabkhan, Liquidator
Eurotas Infrastructure Limited - In Liquidation

Think Capital Insolvency Professionals LLP,
1011-1012, Dalamal Tower, Free Press Journal Marg,
211, Nariman Point, Mumbai - 400 021.

Sir,

1. I / We, the Bidder(s) aforesaid do hereby state that, I / We have read the entire terms and conditions for the sale of asset(s) as specified and have understood them fully. I / We hereby unconditionally agree to confirm with and to be bound by the said terms and conditions and agree to take part in the e-auction process.
2. I / We declare that the Earnest Money and the deposit towards purchase-price have been made by me / us as against my / our bid and that the particulars of remittance and all other information given by me / us in the online form is true and correct.
3. I / We further understand and agree that if any of the statement / information revealed by me / us is found to be incorrect and / or untrue, the bid submitted by me / us is liable to be cancelled and in such case, the Earnest Money and / or any monies paid by me / us is liable to be forfeited by the Seller ("Liquidator") and the Seller will be at liberty to annul the offer made to me / us at any point of time.
4. I / We also agree that after my / our offer given in my / our bid for purchase of asset(s) is accepted by the Seller and if, I / We, fail to accept or act upon the terms and conditions of the sale or am / are not able to complete the transaction within the time limit specified for any reason whatsoever and / or fail to fulfil any / all the terms and conditions of the auction and offer letter, the Earnest Money and other monies paid by me / us along with the online form and thereafter, are liable to be forfeited. The timeline for payment of final sale consideration may be extended by sole discretion of the Liquidator, to the extent permissible under the applicable laws and regulations. In case final sale consideration is not paid within timeline, the Liquidator shall forfeit Earnest Money and any monies received.
5. I / We understand that the Earnest Money of all Bidders shall be retained by the Liquidator and returned only after the successful conclusion of the sale of asset(s). I / We, state that I / We, have fully understood the terms and conditions therein and agree to be bound by the same.
6. I / We confirm that our participation in the e-auction process, submission of bid for acquisition of the asset(s) pursuant to the provisions of the Process Memorandum will not conflict with, or result in a breach of, or constitute a default under (i) our constitutional documents; or (ii) any applicable laws; or (iii) any authorization or approval of any government agency or body; or (iv) any judgment, order, injunction, decree, or ruling of any court or governmental authority, domestic or foreign binding on me / us; or (v) any agreement to which I am / we are a party or by which I am / we are bound.
7. The decision taken by the Liquidator with respect to the selection of the Successful Bidder and communicated to us shall be binding on me / us.
8. I / We also undertake to abide by the additional conditions if announced during the e-auction including any announcement(s) on correction of and / or additions or deletions to the time of auction portal and asset(s) being offered for sale.

9. I / We confirm that the Seller and his employees, shall not be liable and responsible in any manner whatsoever for my / our failure to access and bid on the e-auction portal due to any unforeseen circumstances, etc. before or during the auction event.
10. I / We hereby undertake and confirm that I / we are aware and it is in our knowledge that the plant site of the Corporate Debtor is situated in Additional Sinnar Industrial Area, MIDC, Village Musalgaon, Taluka Sinnar, District Nashik, Maharashtra. Further, it would be solely my / our responsibility to take adequate precaution and proper measures to commute to the site and to deal with any untoward situation, if the same arises, whether inside the plant site or in the vicinity of the plant site, at any point of time during the entire auction process including, but not limited, at the time of the inspection of assets and handover of the assets. Further, I / we hereby consent to proceed with this auction process and undertake that neither the Liquidator nor any of his officers / agents / consultants would be held accountable for any such untoward situation, if the same arises.
11. I / We hereby confirm that I / we are eligible to purchase the assets of the Company under Section 29A of the Insolvency and Bankruptcy Code, 2016.
12. I / We shall have a valid e-mail ID, valid PAN Card and KYC document to register with the E-Auction Service Provider.
13. I / We have to register with the e-auction service provider by following the instruction provided in **Appendix I**.
14. I / We shall be solely responsible for all consequences arising out of the bid submitted by us (including any wrongful bidding) and no complaint / representation will be entertained in this regard by the Agency / the Seller. Hence, Bidders are cautioned to be careful to check the bid amount and alter / rectify their bid if required before confirming the bid submitted.
15. I / We should not disclose our User ID as well as password and other material information relating to the bidding to anyone to safeguard its secrecy.
16. I / We agree that all the documents are required to be uploaded on the portal in accordance with the Process Memorandum.
17. I / We agree that all bids placed are legally valid bids and are to be considered as bids. Once the bid is placed, the I / We cannot reduce or withdraw the bid for whatever reason. If done so, the Earnest Money amount shall be forfeited.
18. I / We shall have to bid for the entire block(s) of assets and cannot bid for individual assets within a block of assets.
19. I / We agree that the highest bid on the auction shall supersede all the previous bids of the respective Bidders.
20. After the conclusion of the e-auction, the Highest Bidder shall be informed through a message generated automatically by the portal, of the outcome of the e-auction. A separate Intimation shall also be sent to the Highest Bidder by the Liquidator. Date of sending the e-mail will be considered as the date of receipt of the Intimation, i.e., Date of Intimation.
21. I / We agree that I / we may encounter certain unforeseen problems such as time lag, heavy traffic, and system / power failure at our end. To avoid losing out on bidding because of above-mentioned reasons, I / We agree that I / We shall not wait for the last moment.

Signature

Name:

Address: